

THE HADDON TOWNSHIP PLANNING/ZONING BOARD

MINUTES

January 7, 2021

Minutes of the regular meeting of the Township of Haddon Planning/Zoning Board, held on Thursday, January 7, 2021, via Zoom <https://zoom.us/j/99726964707> or iphoneone-tap+13017158592,,99726964707# or Telephone 1-301-715-8592 webinar ID – 997 2696 4707

Flag salute

Confirmation of Sunshine Law

Chapter 231, Public Law 1975 requires adequate 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	Excused
Greg Wells	Present
Vacant	Excused
Renee Bergman	Arrived 7:37 P.M.
Jose Calves	Present
Vacant	Excused

Also, present

Francis Ryan – Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Township Engineer

Meeting called to order by Solicitor Frank Ryan at 7:30 P.M.

Solicitor Ryan started the meeting and he proceeded to swear all existing and new members of the Planning/Zoning Board that attended the meeting. (Frank Monzo, Commissioner Ryan Linhart, Jose Calves)

Congratulations!

**Page 2**

Mr. Ryan asked for nomination for Chairperson to the Planning/Zoning Board for a one-year term for the year 2021.

Frank Monzo nominated Richard Rotz, Seconded by Greg Wells.

A motion by Frank Monzo to close the nominations, seconded by Greg Wells. All members present voted in the affirmative. Motion carried.

Mr. Ryan asked for a voice vote for Richard Rotz for the position of chairperson to the Planning/Zoning Board for the year 2021. 6 members voted in the affirmative. 0- no votes. Motion carried.

Congratulation Mr. Rotz.

Mr. Rotz took over the meeting at this point.

Mr. Rotz asked for nomination for Vice Chairperson to the Planning/Zoning Board for a one-year term for the year 2021.

Marguerite Downham nominated Gregory Wells as Vice Chairperson, seconded by Frank Monzo.

A motion by Frank Monzo to close the nomination, seconded by Marguerite Downham. All members present voted in the affirmative. Motion carried.

Mr. Rotz asked for a voice vote for Gregory Wells for the position of Vice chairperson to the Planning/Zoning Board for the year 2021. 6 members voted in the affirmative, 0- no voted motion carried.

Congratulation Mr. Wells

Mr. Rotz asked for nomination for Secretary for the Planning/Zoning Board for the year 2021.

Marguerite Downham nominated Bonnie Richards as Secretary to the Board, seconded by Greg Wells.

A motion by Greg Wells to close nomination, seconded by Marguerite Downham. All members present voted in the affirmative. Motion carried.

Mr. Rotz asked for a voice vote for Bonnie Richards for the position of Secretary to the Planning/Zoning Board for the year 2021. 7 members voted in the affirmative, 0-no votes. Motion carried.

Congratulation Mrs. Richards

Mr. Rotz asked for nomination for Solicitor to the Planning/Zoning Board of Township of Haddon for the year 2021.

Frank Monzo nominated Francis Ryan to the position of Solicitor to the Planning/Zoning Board of Haddon Township, Seconded by Gregory Wells.

Page 3

A motion by Marguerite Downham to close nomination, seconded by Renee Bergman. All members present voted in the affirmative. Motion carried.

Mr. Rotz asked for a voice vote for Francis Ryan as Solicitor to the Planning/Zoning Board of Haddon Township for the year 2021. 7 members voted in the affirmative, 0- no votes. Motion carried.

Congratulation Mr. Ryan

Mr. Rotz asked for nomination for Board Engineer.

Greg Wells nominated Key Engineer, Gregory Fusco, seconded by Frank Monzo.

A motion by Frank Monzo to close nomination, seconded by Gregory Wells. All members present voted in the affirmative. Motion carried.

Mr. Rotz asked for a voice vote for Key Engineer, Gregory Fusco as Planning/Zoning Board Engineer for the Township of Haddon and the year 2021. 7 members voted in the affirmative, 0- no votes. Motion carried.

Congratulation Key Engineer and Mr. Fusco

Mr. Rotz asked for nomination for Zoning Officer for the Township of Haddon Planning/Zoning Board.

Commissioner Ryan Linhart nominated Lee Palo, seconded by Marguerite Downham.

A motion by Marguerite Downham to close the nomination seconded by Greg Wells, all members present voted in the affirmative. Motion carried.

Mr. Rotz asked for a voice vote for Zoning Officer for the year 2021, 7 members voted in the affirmative, 0- no votes Motion carried.

Old Business – None

Mr. Ryan announced that 717 E Greenman Road will not be herd tonight. That they will need to re-advertise.

New Business - Application 20-30 -Block 14.07 Lot 8 Zone R-1 – 626 Avondale Avenue – Lee and Julann Palo. Applicants are seeking construct an addition. With any and all variances, waivers deemed necessary to approve this application.

Robert Ignarri – Architect – Sworn In

Cliff Quay p Engineer & Planner – Sworn In  
Lee Palo – Owner – Sworn In

Mr. Ignarri explained that this is a plan to add a one-story addition to the east side of the house and a two-story attached garage on the west side, for a small living room, bathroom and bedroom. The front of the house faces Tomlinson Avenue and it is a corner lot so it has 2 front yards. The front yard setback on Tomlinson Avenue currently is nonconforming. The front yard setback on Avondale Ave currently is nonconforming. But will be changed. There was consideration given to putting the one-story addition in a different location and to move it more to the north, at the existing patio, but would not work with the internal flow of the house.

Mr. Quay stated that it is his opinion that the proposed development represented an improvement over the existing condition in one significant aspect, in regard to the existing garage and shed located on the southern property line. The proposed new garage will be moved five (5) feet off the property line which will improve that condition. This variance relief is warranted under both C1 and C2. The property is a square shaped and not undersized, the location of the existing house on the lot does present challenges, the current house is currently nonconforming no additions or improvements can be made to the property without a variance.

Mr. Rotz stated that there is a current survey, site plan and elevations submitted, and this applicant is seeking relief from section 142-37(A)(4) which requires a front yard setback of 30 feet and 18.82 feet is proposed and existing on Avondale Ave.

Relief from section 142-37-(A)(4) which requires a front yard setback of 30 feet and 5 feet is proposed on Tomlinson Avenue.

Relief from Section 142-37(A)(4) which requires a single side yard setback of 10 feet and 5 feet is proposed and 0.0 is existing.

Relief from section 142-37(A)(4) which requires a rear yard setback of 30 feet and 24.41' is proposed.

Mr. Rotz asked for asked for a motion to open this application to the public.

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

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

Mr. Rotz asked the board if there is anything else to add or say on this application. Hearing nothing Mr. Rotz asked for a motion.

A motion by Joe Buono to approve application 20-30 – 626 Avondale Avenue as presented, seconded by Greg Wells. 7 members present voted in the affirmative, 0- no votes, motion carried.

Page 5

It will be memorialized on Thursday February 4, 2021

Application 20-42 – Block 19.06 Lot 33 – Zone R1 – 338 Westmont Avenue – Michael Wood, Applicant is seeking to construct a New Garage.

Mr. Woods was not on the zoom meeting, Mr. Rotz stated that his application will be put on the March meeting.

Application 20-45 – Block 29.08 Lot 6 Zone R2 – 202 Harding Avenue – Anthony Gatto – Applicant is proposing to construct an addition in the rear of dwelling, seeking side yard setback relief of 8.5 feet, front yard relief of 1.1 feet, right side yard relief of 3.7 feet and with any and all other variances, waivers deemed necessary to approve this application.

Anthony Gatto – Sworn In  
202 Harding Avenue  
Haddon Township, NJ

MR. Rotz stated that this applicant does not have a current survey and can't be heard tonight. The board advised Mr. Gattone to give Mrs. Richards a current survey and then this application can be scheduled to be heard.

Application 20-47 – 717 E Greenman Road – Jason Dement – Applicant is seeking to run a gym out of his garage, requesting a use variance with any and all variances, waiver deemed necessary to approve this application.

Mr. Dement was not on Zoom, Mr. Rotz asked Mrs. Richards to call Mr. Dement and tell to readvertise and follow it up with a letter.

Application 20-46 – Block 15.02 Lot 52 – Zone R1 – 410 Austermuhl Avenue – John & Tracey Reuter – Applicants are seeking to construct an office above existing 3 car garage requesting a use variance, with any and all other variances, waivers deemed necessary to approve this application.

Mr. & Mrs. Reuter were not on Zoom for the meeting. Mr. Palo will check with them to see if they are still coming in for a variance.

Application 20-48 – Block 29.10 Lot 29 – Zone R2 – 227 Fern Avenue – Dan Levine \_ applicant is seeking to convert garage into office space, seeking front yard parking relief with any and all other variances, waivers deemed necessary to approve this application.

Dan Levine  
JuliaAnn Levine – Both were sworn In  
227 Fern Ave  
Haddon Township, NJ

Page 6

Mr. Levine explained that he wants to convert his garage into his office. The only variance is relief from the front yard parking. There are a number of garages in the neighborhood that have converted their garages into living space.

Mr. Rotz replied that the board is concerned with the look of the outside and will it be architecturally pleasing.

Many board members asked about the materials being used and if there is any effort to match the front building façade and incorporate such architectural aspects of a brick wall in order to further blend the former garage into the façade.

Much discussion took place with the pros and cons with matching the materials.

Mr. Levine stated that the prior owner had converted half the existing garage area into a powder room, which did not allow for a car to be parked in the garage. This is a non-functional garage since the prior owner put in a powder room. The plans show that the driveway is long enough for 2 vehicles, also there are no parking problems in the neighborhood.

Mr. Rotz as for a motion to open the public portion of the application.

A motion by Marguerite Downham 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 Marguerite Downham to close the public portion of this application seconded by Frank Monzo, all members present voted in the affirmative. Motion carried. Public portion closed.

Mr. Rotz asked the board if anyone had anything else to say.

Hearing none Mr. Rotz ask for a motion.

A motion by Frank Monzo to approve application 20-48 227 Fern Ave – Dan Levine - as presented, seconded by Commissioner Ryan Linhart. 7 members voted in the affirmative, 0-No votes. Motion carried.

This application will be memorialized at the February 4, 2021 meeting

Mr. Frank Ryan addresses the board with a short update on the Reunion Hall appeal from the Towne Center

Zoning Office Report – Lee Palo - Everything going well. You are all doing a good job.

Page 7

Next meeting – Work Session meeting – Monday January 25, 2021

Regular meeting - Thursday February 4, 2021

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 Joe Buono. All members present voted in the affirmative. Motion carried.

Meeting adjourned 9:06 P.M.

A zoom recording of this meeting is available upon request.

Respectfully submitted

Bonnie Richards, Secretary