

THE HADDON TOWNSHIP PLANNING/ZONING BOARD

MINUTES

March 4, 2021

Minutes of the regular meeting of the Township of Haddon Planning/Zoning Board, held on Thursday, March 4, 2021, via zoom.

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

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|--------------------|---------|
| Richard Rotz | Excused |
| John Foley | Present |
| Suzanne Discher | Present |
| Joe Buono | Present |
| Frank Monzo | Present |
| Marguerite Downham | Present |
| Ryan Linhart | Excused |
| James Stevenson | Excused |
| Greg Wells | Present |
| Jose Calves | Present |
| Chris Janoldi | Present |

Also, present

Francis Ryan – Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Township Engineer

Meeting called to order by Greg Wells at 7:30 P.M.

Frank Ryan-Swearing in of Suzanne Discher and Chris Janoldi.

Old Business – None

New Business – Application 20-44 – Block 19.06 Lot 34 – Zone R1- 336 Westmont Ave-William Hall- Applicant is seeking to construct a bump out, William Hall 336 Westmont Ave – Sworn In

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Mr. Hall stated Last time present the final conclusion was to have a professional survey performed, ad placed in retrospect.

Mr. Ryan asked Mr. Hall if he was seeking a Two-story addition to existing house. Asking relief of Front yard relief, side yard relief, lot side relief and front lot frontage relief.

First relief is for lot size because ordinance requires 10,000 sq ft lot is only 7,000 square ft.

Ordinance also requires lot be 75 ft wide, lot is 50 ft wide.

Second is side yard relief where requirement is 10 ft existing is 5.8 ft., 4.2 ft short with existing structure where it is. Addition in the back will not be closer to property line on that side then the existing home.

Third is front yard set-back where 30 ft is required existing is 24.88 ft, needs relief of 5.12 ft.

Addition in the rear will not affect the front yard at all.

Addition is all in the back.

Mr. Ryan asked if the Addition in the rear will meet the rear yard set-back requirements? Mr. Hall Answered - yes.

It was also asked if the shed in backyard complies. Mr. hall answered Yes

Another question asked - When done building he will still be under the building coverage and impervious coverage allowances. Mr. Hall answered - Yes

Greg Wells- Everything seeking is persisting. Survey was revised January 25th. Mr. Wells asked if a roof is over the front porch? Mr. hall answered – it is an open front porch with covered roof. Mr. Wells stated that the Driveway is fine.

A question was asked - has demolition has already begun. Mr. Hall answered - Yes

A motion by Marguerite Downham to open for public comment. Seconded by Joe Bruno all members voted in the affirmative. Motion carried.

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

Mr. Wells asked Mr. Hall if he had anything else, he wanted to add, Mr. Hall had no addition comments. Mr. Wells then asked the board if anyone had any additional comments, No additional comment from the board.

A motion by Frank Monzo and seconded by Suzanne Discher to approve application 20-44 – 336 Westmont Avenue on 4 variances. Nine members voted in the affirmative, 0- nay votes, Motion caried.

Adopted at the Next public meeting April 1st.

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

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Anthony Gatto – 202 Harding Ave – Sworn In

Mr. Gatto explained that currently a sunroom is on the back, and is in the processing of turning the sunroom into a bathroom and adding a front porch in the front yard. With a Roof over the porch. Porch will be open with railing around it. It will be on top of the steps that are there now, the steps will be removed and moved in the same direction towards the street.

Off of the front of the house is 8 ft. width is 12 ft. will not align with the side of the house it is slightly in.

Mr. Gatto also stated that the shed in backyard is existing and not planning on moving shed. Asking relief to keep shed where it is 1ft off of the side line and 3 ft off of the rear property line.

Mr. Wells asked if there are any question from the board - No questions from the board.
A motion from marguerite Downham to open the meeting to the public, seconded by Joe Bruno. All members present voted in the affirmative. Motion carried, With no public comment. A motion by Marguerite Downham to close the public portion, seconded by Suzanne Discher. All members present voted in the affirmative. Motion Carried.

Mr. Wells asked Mr. Gatto if he had anything else to add – Mr. Gatto answered – No, So Mr. Wells asked the board if they have anything else to add, hearing nothing MR. Wells asked for a motion.

A motion by John Foley to approve application 20-45 – 202 Harding Ave as presented, seconded by Renee Bergmann, 9 members voted in the affirmative. 0- nay votes, Motion carried.

Adopted at the Next public meeting April 1st.

Application 21-01 Block 29.13 Lot 2 – Zone R1 – 215 Lawnside Ave – Donna Whalen – she did not advertise in time. She will need to advertise before she can attend a regular meeting. The board secretary will be in contact with the applicant.

Application 21-04 – Block 10.03 Lot 13 Zone -R1 – 1033 Linwood Ave – Elizabeth and Thomas Kelhower – Applicants are seeking to construct a rear yard addition with deck seeking front yard set-back relief which is pre-existing non-conforming. Along with any and all other variances deemed necessary to approve this application.

Lisa Soulos – Architect - 5 Allen Lane, Collingswood, NJ. – Sworn In
Thomas Kelhower – 1033 Linwood Ave – Haddon Township – Sworn In

Greg Wells-Survey is from April 2020. Photos of front yard.

Mr. Kelhower stated the they are looking to add an addition on back of house, kitchen and another living room, also a desk extending into back yard. Needing relief 3.8 ft for front yard, and 5 ft relief of lot frontage required is 50 feet existing is 45 feet.

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Mr. Wells stated that the side yard is zoned to be 7 ft+ on left, almost 12 ft on the right. House sticks out a little on the one side, the addition is going to be totally behind the house. Bump out that was an addition will be knocked down and redone. No driveway. Park on street. There is a driveway entrance, alley. Do they need relief for parking as well? Did not propose building a driveway. Concern is with adding a driveway because of rain water. Ample amount of lot coverage.

Question to Frank Ryan-Would there need to be a variance for parking? Mr. Ryan replied Preexisting non-conforming condition, not increasing number of cars. Do not need variance relief for onsite parking.

Mr. Fusco stated that several houses on the block that do not have driveways.

Mr. Ryan asked what is height of the addition? Mr. Kelhower answered 18 ft. 5 inches

A motion by Joe Buono to open the meeting to the public, seconded by John Foley, all members voted in the affirmative, Motion carried.

Hearing no comments from the public comment, a motion by Marguerite Downham to close the public portion, seconded by Suzanne Discher, all members voted in the affirmative. Motion carried.

Mr. Wells asked the applicant if he had anything else to add, applicant replied no

Mr. Wells asked the board members if they have anything to add.

Mr. Buono asked what is sq. footage adding? $24 \times 18 = 470$ sq. ft.

Hearing no other questions or statements Mr. Wells asked for a motion.

A motion by John Foley to approve this application as presented, seconded by Marguerite Downham. All 9 members voted in the affirmative, 0- Nay votes. Motion carried

Adopted at the Next public meeting April 1st.

Application 21-05 – Block 24.01 Lot 8 – Zone R2 – 106 Elgin Ave – CR Consulting Services, LLC, Christina Haciski Applicant is seeking to construct an addition seeking relief of front yard where 25' is required, existing is 14.05' needs relief of 10.95', Right side yard relief where 6' is required existing is 5.1' needs relief of .9" to foundation/the more stringent would include the box window 6' and 4.95' exists needs relief of 1.05' and Lot size 600 sq. ft. is required exists 5,625 sq. ft. Lot Frontage 50' is required exists is 45' relief of 5' and Garage requires 5' from all property lines exists 2.62' needs relief of 2.28' with any and all other variances, waivers deemed necessary to approve this application.

Mr. Trevor Williams Esquire, representing CR Consulting Services, LLC.
Patrick Ward, Builder– 318 Haddon Ave, Westmont, NJ 0818 – Sworn In

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Christina Haciski – 301 Woodland Ave, Haddonfield, NJ – Sworn In

Mr. Williams, explained that CR Consulting needs a C2 variance seeing various forms of relief for preexisting non-conforming conditions.

Addition on rear yard. Front yard setback 25 ft, right side yard setback 6 ft require 5.10 exist. Window box that sticks out on right side relief of 1.05 ft. Lot size requirements met. Lot frontage is 45 ft. need 50 ft. No expansion on the side or front. Construction in the back will confirm with the removal of an existing older garage, replace with newer smaller, where it was side yard 2.62 ft need 5 ft. The new garage will be 5 ft. from all property lines, no relief needed. Survey is dated January 21, 2021.

Mr. Williams asked the applicant Christina Haciski if she agrees with presentation made by Mr. Williams representation.

Ms. Haciski replied – yes, it is accurate

Mr. Wells commented the it does not conform to lot size. Seeking relief for lot size as well.

Mr. Ward commented that there is a lot of concrete. But will be creating more pervious coverage by removing concrete pad and reducing size of garage. Addition is 12.08 ft x 24 ft. Overall coverage will be less than existing. Foot print of garage is shrinking.

Mr. Fusco- Does the existing conform? The lot area is 45 x 125. Mr. Ward - Yes, it complies.

A board member asked if the existing garage is a one car garage, and how much smaller is the proposed new garage?

Mr. Ward replied Existing garage 308 sq new 240 sq ft.

Lee Palo asked if the garage could be moved closer to front?

Mr. Ward answered No, moving off of the side yard setback.

Mr. Wells asked if there is a fence?

Mr. Ward answered Yes. It is a 3 ft. high chain link fence.

Mr. Buono asked if the applicant is planning on living in house?

Ms. Haciski replied no.

At this point Mr. Wells asked for a motion to open to public portion of this application.

A motion by John Foley to open the meeting to the public, seconded by Joe Bruno, all members voted in the affirmative, motion carried.

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Hearing nothing from the public, a motion by Marguerite Downham to close the public portion, seconded by Renee Bergmann, all members present voted in the affirmative. Motion carried.

Mr. Wells asked the applicant if they are anything else, they want to add,
They answered – nothing else

Mr. Wells asked the board if there is anything they want to add.

Hearing nothing move to add from the board Mr. Wells asked for a motion.

A motion by John Foley to approve application 21-05 – 106 Elgin Avenue as presented, seconded by Renee Bergmann. 8 members voted in the affirmative, 1- Nay vote (Marguerite Downham) Motion carries.

Adopted at the Next public meeting April 1st.

Application 21-06 – Block 19.14 Lot 2 – Zone R1 – 303 Westmont Ave – Kevin & Jill Greway – Applicants are seeking to construct a wraparound porch and rear yard addition. Seeking front yard setback relief with any and all variances deemed necessary to approve this application.

Kevin Greway – 303 Westmont Avenue- Sworn In

Mr. Greway explained how they want to move front door over to the side, add more livable area in room. Wrap porch around to meet front door. Relief of right yard exists 8.92 ft where 10 is required seeking relief of 1.08 ft. Front yard seeking 2.7 ft of relief. Lot size exists 8100 sq ft. required 10,000 sq ft Currently a porch on the side with a side door, and front porch with sets that go down the front. Keep side porch and wrap around to front. Front portion of the porch would be new. Front porch is 7 ft. wide.

Mr. Ryan- Is the property line inside of the sidewalk? Survey does not show sidewalk on the property.

Mr. Greway answered we do not own all the way out to sidewalk. Front steps to sidewalk are about 3-4 ft. IF someone way standing on sidewalk looking at house, they would be withing 30 ft of property.

Greg Wells- Addition in the back is within the lines of the house? Yes. Right side of the house is going back but online, left side is not moving.

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Frank Ryan- Lot is undersized 75 ft required have 54 ft.

Greg Wells- Slanted area behind the house, concrete? Behind existing side porch, yes is all concrete. It is raised up a little bit.

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Downham- House is set back further than house next door. With the porch it would still be further back.

Nothing else to add from applicant.

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

Hearing nothing from the public a motion by Frank Monzo to close the public portion, seconded by Marguerite Downham, all members present voted in the affirmative. Motion carried.

Mr. Wells asked the applicant if there is anything else he would like to add, Mr. Greway remarked no that was all. Then Mr. Wells asked the board members if there is anything else anyone wants to add or comment on, hearing no comments or questions from the board. Mr. Wells asked for a motion for this application.

A motion by Marguerite Downham to approve application 21-06 – 303 Westmont Ave as presented, seconded by Frank Monzo. 9 members voted in the affirmative, 0-nay votes. Motion carried.

Adopted at the Next public meeting April 1st.

Mr. Wells asked Mr. Ryan to summarize the two resolutions

Mr. Ryan explained - 20-47 – 717 E Greenman Rd – split decision, denied conditional use variance and granted the bulk variance. He can keep the structure just cannot run a business out of it.

A board member asked are they using it as a gym? And if so, how do we enforce?

Mr. Ryan answered if they are operating, they are subject to violations. Municipal court process now. Zoning office would issue a ticket.

The second resolution is 21-07 – 212 Penn Ave - reopen approved variance for second fl. Addition. After construction was started, they demolished the front porch and need a variance to replace front porch.

A motion by Joe Buono to approve Resolutions, 20-27 717 E Greenman Rd and 20-07 – 212 Penn Ave, seconded by Marguerite Downham. 6 members present voted in the affirmative 0- nay votes 3 – Abstention. (Frank Monzo, Chris Janolid, Suzanne Discher). Motion carried.

Zoning Office report – Lee Palo

Mr. Palo asked the board about 2 applications 102 Jess Ave, - corner of Jess and Avondale, the owner wants to close off driveway and move onto Avondale. It is a County road. Would they need a county permit? Possible. Mr. Fusco is going to go out and look at it. Mr. Palo is going to send site plan to Mr. Fusco.

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Mr. Palo then asked about 312 Westmont Ave – undersized lot. Suggested to come before a work session by Mr. Wells.

Mr. Ryan stopped everyone at this point and said that the board can not discuss until they are applications before the board.

Mr. Palo told the board that at the work session on March 15th there is one applicant so far, and at the regular meeting April 1, 2021 we have four (4) applications right now. Possibly Five (5) these do not include 215 Lawnside Donna Whalen.

Mr. Wells stated that everyone has a copy of pleading in the Reunion Hall litigation.

Mr. Ryan reported that there is nothing to report other than an appeal has been filed. Preliminary conference March 18th @ 8:30 am. Briefing schedule and a few months down the road there will be a hearing date and then make a determination. The applicant bought the building and has parking spaces two doors down, and the building in between is currently up for sale. Probably get decision 6-8 months out.

Mr. Buono stated that the Lawyer remarked when he came before the board that the property he owned was not up for sale.

Mr. Ryan replied since then the gentleman has passed away.

The secretary Bonnie Richards reported that the next meeting will be zoom on March 15th and the regular meeting we do have permission to use the High School Cafeteria (April 1, 2021). IF the board so chooses.

Mr. Wells stated that the next regular meeting will be in person at the High School Cafeteria

Mr. Wells asked how many applicants for April 1, 2021

Bonnie Richards answered April 1st applicants
516 Homestead Ave - Subdivision
16 Chestnut Ave – Preexisting
104 Breslin Ave – Demo
6 E Albertson Ave – Preexisting
Possible Lawnside Ave.

Next meeting – Work Session Meeting – Monday March 15, 2021 - Zoom

Regular meeting – Thursday, April 1, 2021 – In Person High School Cafeteria

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With no further business to bring before the Haddon Township Planning/Zoning Board this evening a Motion by Joe Buono to adjourn the meeting, seconded by John Foley. All members present voted in the affirmative. Motion carried.

Meeting adjourned 8:58 P.M.

This meeting was recorded by the Zoom Host Rivell (Jack Dooley)

Respectfully submitted

Bonnie Richards, Secretary