

HADDON TOWNSHIP PLANNING/ZONING BOARD

AGENDA

9-2-21

A regular meeting of the Planning/Zoning Board of the Township of Haddon will be held on Thursday September 2, 2021 in the Municipal Building meeting room (2nd Floor) located at 135 Haddon Avenue, Haddon Township, New Jersey.

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

Approval of Minutes from 8-5-21

Old Business: Settlement of 511 Rhoads Ave Block 17.06 Lot 15

Public hearing to consider settlement of a lawsuit by Robert Fink (“Plaintiff”) captioned Robert Fink v. Haddon Township Planning and Zoning Board, Docket No.: CAM-L-2597-19 (“Lawsuit”). The Lawsuit challenged two actions by the Board: (1) the Board’s denial of an application filed by Plaintiff on January 15, 2019 which sought six (6) variances pursuant to N.J.S.A. 40:55D-70© to permit construction of a 2,466 s. f., 35-foot-tall, single family residential structure on the property (the “Property”) which was denied t a public hearing held by the Board on April 4, 2019 (the “First house”); and (2) the Board’s denial of a second application filed by Plaintiff on July 9, 2020 which sought six(6) variances pursuant to N.J.S.A. 40:55D-70© to permit construction of a 1,762 s. f., 29-foot-tall single family residential structure on the Property, which was denied at a public hearing held by the Bord on August 6, 2020 (“Seconded House”). The property is an undersized lot containing 4,189.2 s. f. and is located in the R-1 Zone, which required lots that contain a minimum of 10,000 square feet. Following a trail held in the Lawsuit, on July 15, 2021, the Trail Court issued a written decision overturning the Board’s denials and entered an Order dated July 15, 2021 (“Court Order”) remanding the matter back to the Planning Board for appropriate proceedings in accordance with the Court Decision and Court Order. The Board has filed an appeal of the Court Order. The Board will consider a possible settlement of the Lawsuit and appeal in which the Board would approve the Second House at a Public hearing to be held on September 20, 2021, with no conditions other than standard conditions, and the Plaintiff would abandon his rights to the First House.

New Business: Application 21-17 – Block 22.13 Lot 2 – Zone C-4 – 318 Haddon Avenue – Haddon Building Group LLC. Applicant is applying for a Mix Use Variance, where the first floor is used for Commercial purposes and the second floor is used for residential purposes, along with any and all other variances deemed necessary to approve this application.

Application 21-27 – Block 7.04 Lot 7- Zone R-2 – 16 E Collingswood Avenue – Stephen Rizzo, Inc.
Applicant is seeking to build a new single family dwelling seeking relief of lot size, along with any and all other variances deemed necessary to approve this application.

Application 21-32 Block 15.02 Lot 48 Zone R-1 – 514 Homestead Avenue – Jeff and Kelly McIlvaine -
Applicants are to build an addition to the rear of the dwelling, seeking relief of 6 foot of aggregate relief. With any and all variances, waivers, deemed necessary to approve this application.

Application 21-34 – Block 6.02 Lots 12-20 Zone C-3 – 700 Black Horse Pike – Lembesis Real Estate LLC (Rexy's Bar and Restaurant) – Applicant is seeking a variance from 142-37(B) (R2 one) to allow principal use of lots 19-20 as parking to service Rexy's Restaurant, Use lots 13-18 and to allow Lot 12 to serve as storage/accessory function and parking for Rexy's (no residential function) and a variance from 142-37 (H) front yard of 2.1' setback allowing expansion structure of 3, 7. square feet consistent with existing condition: 142-37 (B)(4) Lots 12, 19 and 20. And relief of impervious coverage where 60% is allowed we are proposing 90%. 142-39 landscaping of parking area, lighting, percentage of permitted coverage (>35%) elimination of loading mandate, reduction of spaces from 93 to allow 56 (142-39(B)(7)(Q) 142-39 (B) loading along with and any and all variances, waivers deemed necessary to approve this application.

Application - Block 28.08 Lot 1 – Zone R-1 – 426 Bradford Avenue – Jeff Brummer – Applicant is seeking to convert garage into living space, seeking front yard parking relief, with any and all others variances, waivers deemed necessary to approve this application.

Application 21-37 – Block 29.07 Lot 27– Zone R-1 – 217 Harding Avenue – John Mascaro – Applicant is seeking to construct a 2nd story addition over existing house, seeking front yard setback relief and side yard setback relief along with any and all variances, waivers deemed necessary to approve this application.

Resolutions: 21-22 – 427 E Melrose Ave
21-28 – 18 MacArthur Blvd
21-29 – 53 Stratford Ave

Zoning Office Report – Lee Palo

Next Meeting – Work Session Monday September 20, 2021
Regular Meeting – Thursday October 7, 2021

Respectfully submitted
Bonnie Richards, Secretary

