

THE HADODN TOWNSHIP PLANNING/ZONING BOARD
MINUTES
August 5, 2021

Minutes of the regular meeting of the Township of Haddon Planning/Zoning Board, held on Thursday, August 5, 2021, held at the Haddon Township Municipal building, 135 Haddon Avenue, Haddon Township, N.J. at 7:30 P.M.

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	Present
Joe Buono	Present
Frank Monzo	Excused
Marguerite Downham	Present
Ryan Linhart	Arrived 8:22 P.M.
James Stevenson	Excused
Greg Wells	Present
Jose Calves	Present
Renee Bergman	Present
Chris Jandoli	Excused
Meredith Kirschner	Excused

Also, present

Francis Ryan – Solicitor
Lee Palo – Zoning Officer
Gregory Fusco – Township Engineer

Meeting called to order by Chair Roth at 7:30 P.M.

A motion by Greg Wells to approve the minutes from the July 8, 2021 Regular meeting, seconded by Joe Buono. 7 members voted in the affirmative, 0- no votes. Motion carried.

Old Business – None

New Business: Application 21-17 – 318 Haddon Ave, 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, waivers, deemed necessary to approve this application.

Board Member Renee Bergmann recused herself from this application and Richard Rotz also recused himself from this application, Vice Chair Greg Wells took over the meeting.

Mr. Ryan explain to the applicant that there is a quorum here tonight, which means all 5 members will have to vote in the affirmative for this application to pass.

The applicant decided to postpone the hearing until the September 2, 2021 meeting.

Mr. Ryan told the Board and the people in attendance that this is the only notice that will be given for this application coming c=back on September 2, 2021.

Application 21-22 – Block 22.10 Lot 18 – Zone R2 – 437 E. Melrose Avenue. Dustin & Courtney Coolidge – Applicants are seeking to build an addition and has pre-existing non-conforming set-back conditions, along with any and all variances, waivers deemed necessary to approve this application.

Dustin Coolidge – Owner - Sworn In

Mr. Coolidge had a current survey it was marked A1

Mr. Coolidge stated that he needs relief from section 142-37(B)(4) which requires a single side yard setback of 10 feet and 5.2 feet is proposed and existing. Also, relief from section 142-37(B)(4) which requires a rear and side yard setback for accessory building of 5 feet and 2.5 feet is proposed for side yard and 0 feet for rear yard.

The floor plan version 1 that Mr. Coolidge had in his package was marked A2

The Floor plan version 2 that also was in his package was marked A3

He had photo they were marked A4 and his elevation plan was marked A5

Mr. Coolidge explained that this is a split- level house and the Kitchen and Dining area are on the second floor, the first floor is the family room and a covered patio. Most of the addition proposed will be over the existing patio footprint with no increase in impervious coverage. The shed and fence were there when they purchased the property in 2013. The shed encroaches on the rear property line, that property is in Haddonfield it borders Haddon Township.

A motion was made by Joe Buono to open the meeting to the public for this application only, seconded by Marguerite Downham, all members voted in the affirmative, motion carried.

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

Mr. Rotz asked the board members if they had anything else they want to ask or comment about.

Hearing nothing Mr. Rotz asked for a motion.

A motion by Jose Calves to approve this Bulk variance application as presented following all the ordinances and codes including Shade Tree ordinance, Building Codes, Fire Codes Water management requirements. Seconded by Greg Wells. 6 members voted in the affirmative, 0- no votes, Motion carries.

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Mr. Ryan explained the 45- day appeal process.

Application 21-27 – Block 7.04 Lots 7 – Zone R2 – 16 E Collingswood Avenue – Stephen Rizzo, Inc. – Applicant is seeking to construct a single-family dwelling seeking relief of lot size along with any and all variances deemed necessary to approve this application.

Peter Rhodes, Esquire – Representing the applicant

Mr. Rhodes explains the variance is for lot size, existing is 5,000 sf. required is 6, 000 sf.

Mr. Rotz asked if the applicant has tried to buy some land from a neighbor or has offer to sell lot to neighbor.

Stephen Rizzo – Owner of Property was sworn in

Mr. Rizzo stated that he has not tried to buy any property from neighbor, The property went up for sale and I brought it.

Board member asked how did you know it was for sale?

Mr. Rizzo – It was in the MSL listings. I paid \$9,000.00 over asking price, and on the tax map all lots are developed.

Mr. Rotz are there built on single lots or double lots?

Mr. Rizzo, we meet all the setback except for the lot size.

Mr. Ryan what is the height of the building?

Mr. Fusco – stated that no test pits have been done.

Suzanne Discher stated that the houses over there are not big.

Greg Fusco – Township Engineer – Sworn In
80 S White Horse Pike
Berlin, NJ

We have problem with all the houses we have invested lots of money with sanitary sewer. They must convert to sub drain – Mr. Fusco will show them. Also, when they are doing the test pits can it be a condition that Key Engineer has to be on site during test.

Richard Rotz – How high are the homes on that street? Are they one story/1 ½ story?

Lee Palo – Will there be a garage on this property with a new house?

Mr. Ryan – part of the applicant burden is to prove that the applicant has tried to purchase land next to this property to make it bigger. The applicant has not satisfied this portion of the application. You need to show you tried to satisfy this portion of the application.

Mr. Rotz asked if anyone from the public is here on this application tonight.

Hearing no one, Mr. Rotz asked if the applicant wants to proceed.

Mr. Rhoads asked for a contingency on this application.

A motion by Jose Calves to table this application until September 2, 2021, seconded by Joe Buono. All members present voted in the affirmative. Motion carried.

Application 21-8 – Block 12.01 Lot 10 Zone C2 – 18 MacArthur Blvd, Sarroc, Inc. Applicant is seeking a USE variance relief due to the alteration of preexisting, nonconforming use, also a minor site plan approval, and new signage approval, along with any and all other variances, waivers deemed necessary to approve this application.

Matthew Madden, Esquire – Applicant's attorney
Rocco Fasulo, Applicant's Representative – Sworn In
Greg Fusco Township Engineer - Sworn In

Mr. Madden gave out a handout for the sign package.

Mr. Madden explained that the car wash wants to upgrade and modernize the carwash operation, adding new automatic pay station and menu boards with change in signage.

Seeking a use variance to expand the current pre-existing nonconforming use, which has a prior variance. Seeking relief from section 142-39(A)(7)(c) which requires a minimum capacity of 15 vehicle for a carwash facility plus one space for waxing and vacuuming area and .5 spaces per 1,000 sf. Building for employees and one vehicle stacking lane is provided and no-on-site parking is provided for employees also relief from section 142-40(D)(3)(b) which permits a maximum of two signs on the site and 14 signs are proposed and 34 signs existing. And last relief from section 142-40(C)(7)(k) prohibits signs that advertise individual products and a menu board.

The applicant submitted
Seven-page sign document marked A1
Architectural Plans marked A2
Prior Board Resolution for Application 04-07 marked A3

Mr. Fasulo explained that you will never have to get out of your car to have it washed. It will have pay station. And we are reducing the number of signs, there are three kinds of car washes A, B, C This location can only be a C carwash due to the size of the lot.

Mr. Wells asked you are proposing 2 lanes – 2 oil change lanes?

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Mr. Fasulo answered no 1 lane Vacuum, 1 oil change, 1 wash

Mr. Ryan asked if the canopy is staying in the back? And if the left side of the building is for storage?

Mr. Rotz asked what are the hours and days of operation?

Mr. Fasulo answered the hours and days are staying the same. We will have 11 employees on site. Monday through Saturday 8:00 a.m. until 5:00 P.M. Sundays 9:00 a.m. until 3:00 P.M.

Mr. Madden asked what will be the deliveries?

Mr. Fasulo – every week, washing chemical, oil filter, mostly amazon and Fed X, the trash dumpster will be in the back and will be pick up 2 times a week. There are no changes being made to the exterior of the building or its footprint, except the installation of the self-service kiosk.

The board went over Greg Fusco letter

Much discussion on the signage and an agreement was made on what signs would be permitted.

At this point a motion by Renee Bergmann to open the meeting to the public, seconded by Jose Calves. All members present voted in the affirmative. Motion carried.

Hearing nothing from the public a motion by Renee Bergmann to close the public portion and seconded by Jose calves. All member voted in the affirmative motion carried.

Mr. Rotz asked the board if they had anything else to add, hearing none Mr. Rotz asked for a motion.

A motion by Jose Calves to approve application 21-28 18 MacArthur Blvd, with the agreed upon signage, and expand the non-conforming use. Seconded by Joe Buono. 7 members voted in the affirmative, 0- no votes, Motion carried.

Application 21-29 Block 27.10 Lot 22 Zone R2 – 53 Stratford Ace – Kelsey and Jake martin, Applicants are seeking approval to construct an addition, needing relief of lot frontage and accessory building side yard along with any and all other variances, waivers deemed necessary to approve this application.

Jacob Martin – applicant was sworn in
Daniel Governale Architect – Sworn In

Survey was marked A1

Mr. Governale stated that his client is seeking to construct a two-story addition to the rear of the home.
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Seeking relief from section 142-37(B)(4) requires minimum lot width and frontage of 50 feet and 45 is proposed and existing also relief from section 142-37(B)(4) requires side yard setback for accessory building of 5 feet and 4.56 feet is proposed.

Mr. Martin stated that this property is within the character of the neighborhood and will remain within the character of the neighborhood.

Mr. Governale stated that the side lines of the addition will follow the existing house and will not encroach into the side yard setbacks. Also, some of the driveway in the rear yard will be removed. The existing garage is too small to hold a car. It will continue to be used as a shed.

Joe Buono asked how long have you lived there?

Mr. Martin answered we moved in the end of January of this year.

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

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

Pat Bresch – Sworn In
49 Stratford Avenue
Haddon Township

I am the next-door neighbor and this is a wonderful family and I am in favor of this project, this home has been a rental for 20 years, I am glad these great people brought it and moved in. I welcome the new neighbors and am in support of this addition.

Hearing no one else a motion by Jose Calves to close the public portion, seconded by Joe Buono. All members present voted in the affirmative. Motion carried.

Mr. Rotz ask the board if anyone has anything else to add, hearing none Mr. Rotz asked for a motion.

A motion by Renee Bergmann to approve application 21-20 53 Stratford Ave as presented. For the addition and the accessory building. Seconded by Commissioner Ryan Linhart. 8 members voted in the affirmative, 0- no votes. Motion carried.

Resolutions

Mr. Ryan explained the resolution for 205 Glenwood Ave.

A motion by Greg Wells to approve resolution for 205 Glenwood Ave, seconded by Renee Bergmann, 7 members voted in the affirmative, 1 abstention (Commissioner Linhart) Motion carried.

A motion by Richard Rotz to go into executive session, seconded by Commission Linhart, all members present voted in the affirmative.

Mr. Ryan explained the lawsuit Fink vs Haddon Township Planning/Zoning Board.

He either wants money or build house #2

Mr. Ryan had a copy of the court order with him and went over it with the board.

A motion by Richard Rotz to return to the public portion, seconded by Joe Buono, all members voted in the affirmative. Motion carried.

Zoning Office report – Lee Palo – Everything going well

Next meeting will be Work Session August 16, 2021 and Regular meeting Thursday 9-2-21

With no further business tonight for the Haddon Township Planning/Zoning Board a Motion by Suzanne Discher to adjourn the meeting, seconded by Jose Calves. All members present voted in the affirmative. Motion carried.

Meeting adjourned 10:42 P.M.

Disc of this meeting is available request.

Respectfully submitted

Bonnie Richards, Secretary