

THE HADODN TOWNSHIP PLANNING/ZONING BOARD

MINUTES

January 6, 2022

Minutes of the regular meeting of the Township of Haddon Planning/Zoning Board, held on Thursday, January 6, 2022, in the municipal building, 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

Richard Rotz	Present
John Foley	Present
Suzanne Discher	Excused
Joe Buono	Present
Eve Keller	Present
Marguerite Downham	Present
Ryan Linhart	Present
James Stevenson	Excused
Greg Wells	Present
Meredith Kerschner	Excused
Renee Bergman	Absent
Jose Calves	Absent
Chris Janoldi	Excused

Also, present

Lou Garty – Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Township Engineer

Meeting called to order by Secretary Bonnie Richards at 7:30 P.M.

Secretary Richards started the meeting and she proceeded to swear all existing and new members of the Planning/Zoning Board that attended the meeting.

Congratulations!

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Mrs. Richards asked for nomination for Chairperson to the Planning/Zoning Board for a one-year term for the year 2022.

John Foley nominated Richard Rotz, Seconded by Marguerite Downham.

A motion by John Foley to close the nominations, seconded by Commissioner Ryan Linhart. All members present voted in the affirmative. Motion carried.

Mrs. Richards asked for a voice vote for Richard Rotz for the position of chairperson to the Planning/Zoning Board for the year 2022. All 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 2022.

John Foley nominated Gregory Wells as Vice Chairperson, seconded by Joe Buono.

A motion by John Foley to close the nomination, seconded by Commissioner Ryan Linhart. All members present voted in the affirmative. Motion carried.

Mr. Rotz asked for a vote by acclamation for Gregory Wells for the position of Vice chairperson to the Planning/Zoning Board for the year 2022. All members present 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 2022.

Joe Buono nominated Bonnie Richards as Secretary to the Board, seconded by John Foley.

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

Mr. Rotz asked for a vote by acclamation for Bonnie Richards for the position of Secretary to the Planning/Zoning Board for the year 2022. All members present 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 Townshp of Haddon for the year 2022.

John Foley nominated Lou Garty to the position of Solicitor to the Planning/Zoning Board of Haddon Township, Seconded by Marguerite Downham.

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

Mr. Rotz asked for a vote by acclamation for Lou Garty as Solicitor to the Planning/Zoning Board of Haddon Township for the year 2022. All members present voted in the affirmative, 0- no votes. Motion carried.

Congratulation Ms. Garty

Mr. Rotz asked for nomination for Board Engineer.

John Foley nominated Key Engineer, Gregory Fusco, seconded by Commissioner Ryan Linhart.

A motion by Commissioner Ryan Linhart to close nomination, seconded by John Foley. All members present voted in the affirmative. Motion carried.

Mr. Rotz asked for a vote by acclamation for Key Engineer, Gregory Fusco as Planning/Zoning Board Engineer for the Township of Haddon and the year 2022. All members present voted in the affirmative, 0- no votes. Motion carried.

Congratulation Key Engineer and Mr. Fusco

A motion by John Foley to approve the minutes from 12-2-21, seconded by Joe Buono 6 members voted in the affirmative, 0- no votes 1- abstention (Marguerite Downham)  
Motion carried.

Old Business – None

New Business - Application 21-50 -Block 17.04 Lot 3 - Zone R-1 – 315 Crestwood Avenue – Hoover Homes, LLC. Applicants is seeking construct an addition 13.6' x 22' to the rear of the property. With any and all variances, waivers deemed necessary to approve this application.

Robert Schwartz, Esquire for the applicant  
Ron Hoover – Sworn In – Representing Hoover Homes.  
414 Crestwood Ave  
Haddon Township, NJ

Mr. Rotz board chairman stated that there is a current survey and it will be marked A1, the plans will be marked A2

Mr. Schwartz stated that the bulk variance is due to pre-existing, non-forming conditions. We are seeking relief from rear yard setback requirements to construct a 13.6 foot by 22 feet addition to the house, the side yard setback are pre-existing nonconforming conditions and also the front yard is pre-existing non conforming where 30 feet is required existing is 25 feet. Lot size requires 10,00 sq. ft. existing is 7250 sq. ft. This is a R1 zone, The applicant will not increase any of the pre-existing non-conforming conditions.

Mr. Hoover testified that this project is renovation with an addition, the existing screened-in-porch will be replaced with a larger family room. The renovation will not change the footprint of the property however the addition will change the footprint slightly. The addition is common in this neighborhood many homes have additions. The addition and renovation will improve the value of this property and the neighborhood.

The board discussed the application and the neighborhood. It will not impair the intent of the zone Plan, or the Master Plan, they are no major deviation to cause detriment to the property or neighborhood.

A motion by Joe Buono to open the meeting to the public, seconded by Commissioner Linhart. All members voted in the affirmative. Motion carried,

Hearing nothing from the public a motion by Joe Buono to close the public portion seconded by Commissioner Linhart. All members voted in the affirmative. Motion carried.

Mr. Rotz stated that this application is seeking bulk variance due to pre-existing, non-conforming conditions. And the lot coverage is a little larger.

Mr. Rotz asked the board members if anyone had anything else to add. Hearing nothing Mr. Rotz asked for a motion.

A motion by John Foley to approve application 21-50 315 Crestwood Ave as presented, seconded by Greg Wells. 7 members voted in the affirmative. 0- no votes. Motion carried.

Application 21-53 – Block 28.07 Lot 4 – Zone R1 - 428 Addison Avenue – Jason Miller – Applicant is seeking to build a 15’7” by 14’4” Sunroom addition at rear of home. Along with any and all variances, waivers, deemed necessary to approve this application.

Jason Miller – owner – Sworn In

Mr. Rotz stated that the survey is outdated and the application can- not be heard tonight. The application has been tabled and will be heard at the February 3, 2022 meeting, this application will not be re-noticed.

Application 21-55 – Block 29.05 Lot 17 – ZoneR1 – 224 Burrwood Avenue – Amy Keller and robert Meyer. Applicants are seeking to construct a new front porch with front yard setback where 30’ is

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required proposed is 24.85" requesting relief of 4.07' also requesting a new garage with 4.50' proposed setback where 5' is required. Along with any and all other variances deemed necessary to approve this application.

Amy Keller – Owner – Sworn In  
Robert Meyer – Owner – Sworn In  
Lisa Soulos – Architect – Sworn In

Mr. Rotz marked the following – Survey A1. Plans A2, Array of Photo A3

Mrs. Soulos stated that the barn that you see is coming down and a garage will be going up but in a difference location. The garage height will be no higher than 13 feet. The square footage of the new garage will be 404. We are adding no living space.

My clients are seeking to construct a new front Porch with front yard set-back proposed of 24.85" where 30' is required. Also seeking relief for the demolition of existing garage and be replaced with a new garage needing rear yard set-back relief proposed 4' required 5', also seeking to revise the front porch from an existing porch to create a larger porch.

Ms. Keller stated that the porch will be similar to other porches on houses in the neighborhood.

Ms. Soulos stated that the tree in the front yard will be removed, the porch will be 10' wide and 7' from the front to back of the porch. The new garage will be 440 sq. ft. also that this plan will not offend the Zoning Ordinance.

The board looked at the plans and the photo, listen to the architect.

One board member stated that the garage is outdated and replacing it even with a larger structure is much better than what is there now.

A board member stated that this application will not impair the intent of the Zoning Ordinance or the Master Plan.

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

Jane Asselt – Sworn In  
226 Morgan Ave  
Haddon Township, NJ

I am in support of this application. I just wanted the board to know. It will enhance the property

Hearing nothing more a motion by John Foley to close the public portion, seconded by Marguerite Downham. All members present voted in the affirmative. Motion carried.

A motion by Greg Wells to approve application 21-55 224 Burrwood Ave, with the conditions that they will follow the plans submitted, the siding on the garage will match the color and style of the siding on the house, that there will be no living area in the new garage, it can have electric. Seconded by Joe Buono.

6 members voted in the affirmative, 0- no votes, 1- abstention (Commissioner Linhart). Motion carried.

Application 21-58 – Block 21,01 Lot 31 – Zone R2 – 103 Virginia Ave – Pinto Property Group, LLC – Applicant is seeking to reframe a 2<sup>nd</sup> story to create full 2<sup>nd</sup> story. House has pre-existing nonconforming front yard setbacks to the porch existing is 14 feet required is 25 feet, 2<sup>nd</sup> floor has 22' proposing where 25 feet is required, along with any and all other variances, waivers deemed necessary to approve this application.

Janine Leicht, Esquire of Brown & Connery representing the applicant.

Lou Pinto – owner – Sworn In

Ms. Leicht explained that Mr. Pinto wants to reframe the second story of a residential structure to create a full second story and to open the existing first story enclosed porch. The house has pre-existing, non-confirming front yard setback of 14' where 25' is required. The second floor has 22 feet setback where 25 feet is required. The property is a R2 zone and is a single-family house.

Mr. Rotz marked the survey A1 it is current

Mr. Pinto explained the this will involves pinning up the enclosed porch and building out the second story. It will not touch the pre-existing non-confirming conditions. The entire house has been gutted, the exterior of the house will be vinyl siding and that expanding the second story and opening the porch will service to modernize the property and will maintain the character of the neighborhood. The house currently has 4 bedrooms and 2 bathrooms when the work is done it will have 4 bedrooms and 2 ½ bathrooms. The addition will increase the height of the house slightly but it will not be more the 35 feet.

The board discussed the characteristics of the neighborhood, the zoning ordinance and the Master Plan and determined that this will not impact any of this item.

A motion by Marguerite Downham to open the meeting to the public, seconded by Joe Buono. All members present voted in the affirmative. Motion carried.

Hearing nothing from the public a motion by John Foley to close the public portion, seconded by Commissioner Linhart. All members presented voted in the affirmative. Motion carried.

Mr. Rotz asked if any board member has anything else to add. Hearing nothing Mr. Rotz asked for a motion.

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A motion by John foley to approve application 21-58 – 103 Virginia Ave, with the conditions of the construction to be consistent with the rending submitted, proposed renovations will not increase or exacerbate any of the pre-existing non-confirming conditions. Seconded by Joe Buono.  
6 members voted in the affirmative, 0- no votes. Motion carried.

Resolutions:

Mr. Rotz reviewed the 4 resolutions to be approved tonight. 21-47 – 19 Emerald Ave, 21-48 – 164 Haddon Ave, 21-49 – 112 Elgin Ave, 21-51 – 11 Center St.

A motion by John Foley to approved all 4 resolutions as presented, seconded by Greg Wells.  
5 members voted in the affirmative, 0- no votes, 1 abstention (Marguerite Downham) Motion carried.

Zoning Office Report – Lee Palo

The work session so far there are 4-application on the agenda

Marguerite Downham asked about the restaurants and the chairs and tables on the sidewalks. State law says you cannot have then.

Mr. Rotz – Our next work session is January 24, 2022 Bonnie put on the agenda the recommendations from the committee for the Recreational Cannabis  
The next regular meeting will be February 3, 2022

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

Meeting adjourned 10:45 P.M.

A recording of this meeting is available upon request.

Respectfully submitted

Bonnie Richards, Secretary