

TOWNSHIP OF HADDON
PLANNING/ZONING BOARD
MINUTES
2-3-2022

A regular meeting of the Planning/Zoning Board of the Township of Haddon was held on Thursday February 3, 2022 in the Haddon Township Municipal Building located at 135 Haddon Avenue, Haddon Township, New Jersey at 7:30 P.M.

Meeting called to order by Chair Mr. Rotz at 7:33 p.m.

FLAG SALUTE
CONFIRMATION OF SUNSHINE LAW

A motion by Marguerite Downham to deferred the minutes of January 6, 2022 to next meeting, seconded by Greg Wells. All members presented voted in the affirmative. Motion carried.

Our Solicitor M. Lou Garty had the Swearing in of Lee Palo and Greg Fusco to the board for the 2022 year.

Application 21-53 – Block 28.07 Lot 4 – 428 Addison ave – Jason Miller

Applicant seeking to build a 15'7"4 sunroom addition at rear of home

Mr. Miller – proof of service he served last meeting on January 6th

Mr. Miller – variance side yard setback to build addition on the back for sunroom. Height variance for fence to conform. Seeking to build – primarily intended to be a sunroom/mud room. Will give more space in the back of the house. Shape of house constricts where addition could be because of door coming off of kitchen is slightly off left side, right side could do without variance but would be covering window wells that give access to basement, access to kitchen and access to driveway. Purchase 2015 – handout shows general area around house, all houses built around the same time all about the same 5-6 models of house. Lots split up for development. Only a few lots that meet the 10000 sq ft limit. Highlighted in blue do not meet 10000.

Mr. Rotz - January 25, 202 survey is A1 – plan (A2) – map(A3)

Mr. Miller – A3 shows blue houses are the ones that do not meet the 10000 sq ft requirement.

Mr. Rotz – do you know whether or not there are houses build on these lots?

Mr. Miller – didn't include any not R1 zone, left out Strawbridge elementary, all single-family lots. One page two of A3 shows the similar area, drawn out what is the original floor plan on each house as best as I can tell. What has additions, siding, what has been added on in the last few years. Red areas are the additions, only a few that have no had any additions put on at all.

Mr. Rotz – green and red squares for homes is A4 -rendering of homeowners estimate where additions have been added to homes on Addison Avenue. More of a compilation of information.

Mr. Miller – lots in area on master plan section for land use, consider modification to areas currently R1 it is not compatible with the area of the district. A lot of the lots in the area do not comply.

Mr. Rotz – are you testify that the plan was talking about the Strawbridge school area or assuming?

Mr. Miller – no. Other evidence for addition variances I have spoken to people in the neighborhood and they support.

Mrs. Downham – I drove by today front of house, left hand side it says on survey wood privacy fence, is that your fence?

Mr. Miller- I was getting to that next for fencing.

Mr. Calves – patio picture is the proposed sunroom going to cover where patio is?

Mr. Miller – existing patio comes out about 13 ft it will be further than that adds about 1.5 impervious coverage.

Mr. Miller- new survey shows side yard 5/09 addition will have setback of almost 7.9.

Mr. Rotz- total aggregate side yard is 16.1 less then what required. All variances are preexisting non-conforming

Mr. Miller- house bought 2015 -built back fence, sketch in handout shows conditions when we moved in, 5 types of fences surrounding the backyard, in the back chain link on one side, missing pieces, not secure. Extra barrier to keep dogs apart.

Mrs. Downham – picture show chain-link

Mr. Miller – yes that was the original fence.

Mrs. Downham – you put up 6 ft wood fence?

Mr. Miller – yes. 6 ft privacy style fence top be complete straight, back yard slopes.

Mr. Wells – fence on left is yours?

Mr. Miller – we helped put it up but it is on their property. Neighbors are always out, and we want to have the extra privacy. Last picture is shows kids visiting, we have chickens and they can fly so the fence will help with that and keep them in the yard.

Mr. Rotz – a 5 ft fence would solve problems?

Mr. Miller – well chickens can fly harder, and it is added security from neighbors.

Mr. Calves – neighbor behind to left has a 6 ft fence because they have a pool, right?

Mr. Miller – yes.

Mr. Calves – it would need to be 6 ft with neighbors' pool so it looks right.

Mr. Rotz – from our prospective as a board we have to look at your application as if there are no fences. You are asking to build a fence that does not meet the ordinance.

Mr. Calves – so on eon the right, wood scallop fence, is still there?

Mr. Miller – yes

Mr. Calves – the one on the back left the wood shadow box also there when you moved in. SO that part that you replaced was the chain link to the right.

Mr. Buono – is there a preference for the owners of chickens to have a 6 ft fence?

Mr. Miller – chickens may run outside the coup, provided that a resident 18 or older I present at the time.

Mr. Wells – the 6 ft fence on left side is not on Mr. Millers property, it is not on his property. So are we even allowed to consider an ordinance for a 6 ft fence? It is just the one in the rear, right?

Mr. Rotz – which of these fences is on his property? Fence dir3ectly across, on yours or neighbors?

Mr. Wells – it is .89 off of his property line.

Mr. Rotz – can we give approval of this even though we don't have jurisdiction over that. We can't approve the fence.

Mr. Miller – the 2015 survey makes it look like fence is right on property line.

Mr. Rotz – when did you replace the fence?

Mr . Miller – 2017

Mr. Rotz – updated survey shows what it is now.

Mr. Wells – it is .19 ft into neighbor's yard.

Mr. Rotz – fence on back of property is less than 6 ft?

Mr. Miller – yes.

Mrs. Downham – on front of houses there is a gate on the right-hand side, that is 6 ft high.

Mr. Miller – yes. The only remaining of the original fence is the 3 ft on the left side. We have a pretty large kitty pool, I know you can get it for an inground license pool, if there is a reason to add it we use this pool every year and it would provide privacy.

Mrs. Garty – Photos A5, rendering of fences A6, 4 photos at the end are A7-A11

Mr. Wells – the neighbor to the left of this house, if they want to put on a conforming addition they now need to come before us because they have a 6 ft fence on their property?

Mrs. Garty – Yes.

Mr. Buono -so if I build a fence on me neighbors' property a 6t ft privacy it is not my problem?

Mr. Rotz – no it's not your property.

Mr. Miller – neighbor was okay with the fence and knew about it.

Mrs. Downham – you put the fence up before on the planning board.

Mr. Miller – first thing I really looked at closely was the chicken ordinance because of the coup.

Mr. Rotz – variance front perpendicular gates that attach other parties' fences to the home, the rear and the rear and addition

Motion Mr. Calves Seconded Mr. Wells

Permitted to enlarge the footprint of the building, to add sunroom, will not change lot size.

Mr. Calves – inclined to approve fence, situation would be better with a fence of one height going around the property. Fences of various heights around property. Uniformity seems better and matches the neighborhood. Taking a messy situation and trying to make it more uniform. There would still be a 6 ft fence behind that one.

Motion to approve Mr. Calves, Seconded Mr. Stevenson

Mrs. Downham – I have a backyard with 4 different fences, had to live with a 3 ft fence for a while, finally to 4 ft. I had to deal with fence ordinance.

Mr. Wells – don't want to walk into the situation where people try to find a way to get around building. there is still a 5ft fence on one side of the yard so it would be different heights.

Mrs. Bergman – improvement of patch work that was there. Uncomfortable with coming in and begging for forgiveness ordinances are there.

Mr. Calves – we have to treat it as if none of those are there.

Mrs. Kirshner – is there anything in chicken ordinance, was there any address of a fence? If you have pool, you can go 6 ft but that's it.

Mr. Rotz – Nothing in there about being able to put up a 6 ft privacy fence.

Mr. Stevenson – location of fence 5 or 6 ft makes no difference, the setback from the street is what really makes a difference in a fence. Well over 50 ft back from front yard setback.

Mr. Bueno – aren't they supposed to be x amount of feet away from the property.

Mr. Wells – 6 ft 4 inches off of house.

Mr. Palo – does chicken coup comply with the chicken ordinance.

Mr. Kirshner – he could do 6 in the front because the setback is enough but not on the side?

Mr. Rotz – only thing before us is the gate

Application approved

21-56 – Block 21.08 Lot 12 & b13 – 25 Reeve Ave – The Haven Church

Mr. Ettison – application for two items – request for waiver of site plan and approval of signage. Survey attached to application and rendering of proposed sign that we plan to put up with board approval prepared by ‘Sign Works’.

Pastor Scrimale – Sworn In

Mr. Kueny-Rongione of effective sign works – Sworn In

Mr. Ettison – do not want to change what is there. We want to put up a sign in the front, that says ‘The Haven’ current sign says ‘True North’

Pastor Scrimale – went over history of the New Haven Church. Services are once a week on Saturday evenings, two employees maybe two days a week. Normal small deliveries, no big deliveries. May occasionally have a week night music rehearsal.

Survey A1 Rendering A2

Mr. Rotz – sign package is rendering A2 and Survey for A1.

Mr. Ettison – does this property fit you needs, have you made any changes to the exterior?

Pastor Scrimale – church suites us fine, we do not want to make any changes other then putting up a new sign in the same location that the old sign was in.

Mrs. Garty – same size?

Pastor Scrimale – yes same size, just one letter less the old sign.

Mr. Rotz – according the packet you also want to put something on the front doors?

Mr. Buono – is there a sign there now?

Pastor Scrimale – yes, it is on the door now that says ‘The Haven’

Mr. Ettison – the other sign the lettering on the door was put up so people would know

Mr. Wells – is that going to stay?

Pastor Scrimale – yes.

Mr. Rotz – that is considered a sign and you need to ask for permission to have it.

Mr. Kueny-Rongione – Works for Sign Works, sign consultant. Familiar with the building.

Mr. Ettison – rendering was done by your firm?

Mr. Kueny-Rongione – Yes. The new sign which will read the Haven with logo as well is the same foot print and build, led and colors of the faces as the previous sign. Losing one letter. Sizing will remain the same, not additional surface area or lights. Sizing is in A2 Dimensions listed and photo of what was existing with True North signage. Logo with lettering compared to haven signage there is less surface area so less LED In sign.

Mr. Rotz – approx. 12.5 inches high?>

Mr. Kueny-Rongione – Correct. Vinyl on doors was replaced, can be easily removed. We plan to keep them there to display hours and website.

Mr. Linhart – live music, residents that live so close. Can you tell me the nature, how long the services? In terms of volume.

Mr. Scrimale – 20 -25 minutes, front end, we had people outside just to make sure that it is not too loud to test. We will abide by any noise ordinances.

Mr. Weisman – 28 Reeve – we bought house, rental it was always a church, want to make sure that the LED lights, if there is an ordinance with lights, I never got a complaint about it before just wanted to make sure what is going in now ill not impact them.

Mr. Kueny-Rongione – all illumination will be approved by the town. We have a sensor for the sign that will turn on when the sign goes down and off when the sun comes up. They are facing outwards, on A2 there is a side section detail. LED's are mounded to back of letters projecting outwards just as the True North sign was.

Mrs. Garty – is this the only lighting for the building?

Mr. Kueny-Rongione – No there is not.

Mr. Weisman – my tenants have never complained about the church.

Mr. Rotz – this board does not determine noise ordinance.

Motion to close public Mr. Wells, Seconded Mr. Buono

Mrs. Garty -summary attached in application, you comply with all other local or

Mr. Stevenson – all of these variances were approved for True North do they need to be there.

Mr. Rotz -0 sign ordinance requires if you are putting up a new sign you have to appear before the board

Motion to approve Mrs. Downham Seconded Mr. Wells.

approved

22-06 – Block 19.07 Lot 10 – 201 Norwood – Robert Andrew

Mr. Andrew – first photo goes back 20 years that fence has been there since 2000 agreement between two owners. Second photo cleaned everything off, fence and tree gone, the last few photos are what is around town. We want a 4 ft fence so it would be 6 inches less.

Mr. Rotz – Survey December 26, 2021 A1 – fence appears to be 1 ft or less from property line.

Mr. Andrew – proposed 3 ft back from the sidewalk.

Mr. Rotz – is sidewalk on your property our outside of it?

Mr. Andrew – we are a foot in and the sidewalk belongs to the township.

Mr. Rotz – photo array oh homes in the neighborhood A3. Provide information in application regarding materials.

Mr. Andrew – rod iron look, aluminum, lighter and more cost effective. It will be a 4 ft fence.

Mr. Rotz – the 48 inches is measured how/

Mr. Andrew- #22 would be the bottom spear to the top rail is 4 ft, post would extend into the ground several feet.

Mr. Rotz -issue with site triangle with respect to the driveway.

Mr. Fusco – yes. You are constructing a 4 ft fence in the front, there shouldn't be anything grater then 4 inches on the site triangle. On this property a car could pull up to the garage and is required to back out. Typically, 335 to the left and right to make sure there are no obstructions. Driver's eye is almost up against the garage. Similar to the other photos that the applicant provided

Mr. Andrew – fence is basically seen through. You have about 9 ft before car is in the street to check foe traffic when pulling out.

Mr. Wells – there are pictures that you showed have the same situation as the applicant.

Mr. Fusco – yes.

Mr. Rotz – where would a fence that would not affect the site triangle have to be for it to be approved.

Mr. Fusco – difficult because there is a sidewalk involved with this property. Someone backing out with something in the drivers view, involving a pedestrian. That's why fences are not permitted in the front yard.

Mr. Rotz – but shrubbery is?

Mr. Fusco – if it came to the board the shrubbery would have to be trimmed to a certain way. Insurance companies would come out and it would get complicated.

Mrs. Downham – where you back out now you have a tree in view.

Mr. Andrew – trees on both sides.

Mrs. Downham motion to close public, Mr. Cales seconded.

Mr. Rotz – fence constructed consistent with design on A4, fence would be 3 ft from property line.

Mr. Linhart – application is for 3 ft setback not 6 ft.

Mr. Andrew – the survey in front of you is fresh so the spikes are set.

Mr. Fusco – 5 ft from drill hole

Mr. Rotz – 48 in fence 3 ft railing would com

Mr. Stevenson- If you are having higher then what is provided in the ordinance they should have to meet the front yard setback.

Mr. Rotz – as opposed to the 3 that he applied for.

Mr. Stevenson – when town has been in trouble, it has been because we disregarded the advice of professional services

Mrs. Garty – the borough could be sued for many things, inspection immunity.

Mr. Stevenson – engineer is recommending not to put something in the sign triangle so are we disregarding that?

Mr. Linhart – how far back would it need to be to be out of the sight triangle.

Mr. Fusco – it is 30 inches high according to the guidelines. It is the same situation from Briarwood and West Park Blvd. with the fence. Property owner had to cut it back again.

Mr. Calves – regarding liability not an issue for the board but the township is only liable for something on public property. It would be up to the homeowner.

Mr. Buono- the traffic on Westmont and Norwood does not compare to Cuthbert and crystal lake.

A motion by Joe Buono to approve application 22-06 – 201 Norwood Ave as presented, seconded by Jose Calves. 9 members present voted in the affirmative. Motion carried.

Resolution:

A motion by Greg to approve resolution for 315 Crestwood Ave, seconded by Joe Buono. 6 members present voted in the affirmative. 3 abstain (Renee Bergman, Jose Calves, Meredith Kirschner) Motion carried.

A motion by Marguerite Downham to approve resolution for 224 Burrwood Ave, seconded by Joe Buono. 5 members voted in the affirmative, 0- no votes 4 abstained (Meredith Kirschner, Renee Bergman, Jose Calves, Commissioner Linhart.) Motion carried.

A motion by Greg Wells to approve Resolution for 103 Virginia Avenue, seconded by Marguerite Downham. 8 members voted in the affirmative 0- no vote 1 abstain (Jose Calves) Motion carried.

Zoning Officer report - Lee – I reviewed the applications for next working session, we have 4 for now but could change.

Mr. Palo – should we consider updating fence code. A lot of people want 6 ft fences in their rear yard.

Mr. Rotz – we did update it. It was 4 ft fences, 5 in the back yard. Now they are coming for 6 in.

Mr. Calves -when you go to companies 6 ft is a standard size, 5 is probably custom. Should be a standard size.

Marguerite Downham its Making the town look like ‘prison yards’ with 6 ft fences.

Mr. Palo – I have noticed 6 ft fences going up, I can bring them in and they are going to ask for forgiveness.

Mr. Rotz – bring them in to the meeting and we will deal with it.

Mr. Linhart – so we approved 4 ft fence with rod iron, new owner moves in could they put in a privacy 4 ft fence.

Mr. Rotz – no, approved with conditions.

Mrs. Kirshner – we don’t like changing the ordinance, because the difference between 5-6 ft would be unattractive.

Mr. Stevenson – gives that stockade look when it is in the front yard.

Mr. Rotz – majority of fence request are for corner lot. With fence create privacy of interior lot.

Mr. Stevenson – I think we should adjust the fence ordinance, I think the front yard fence should not be allowed.

Mrs. Bergmann- while I don’t agree 6 ft fence approval is the way to go, I think people will do it and then beg for forgiveness if I get caught, I get caught.

Mr. Linhart – addressed report about subcommittee.

Mr. Rotz – we will have Lou look over and the professional go over plans we have to have a public hearing to talk about the recommendations.

With no further business tonight for the Haddon Township Planning/Zoning Board a motion by Joe Buono to adjourn the meeting, seconded by Jose calves. All members present voted in the affirmative, Meeting closed at 9:13 P.M.

Respectfully submitted

Bonnie Richards
Secretary

