

THE TOWNSHIP OF HADDON PLANNING/ZONING BOARD MEETING  
MINUTES - THURSDAY April 2, 2023

Minutes of the regular meeting of the Planning/Zoning Board of the Township of Haddon was held on Thursday April 2, 2023 in the Municipal Building meeting room (2<sup>nd</sup> floor), located at 135 Haddon Avenue, Haddon township, New Jersey.

Flag Salute

Confirmation of Sunshine Law

Chapter 231, Public Law 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 arrived 8:15 pm
John Foley	Present
Suzanne Discher	Excused
Marguerite Downham	Present
Joe Buono	Present
Frank Ryan	Present
James Stevenson	Present
Commissioner Linhart	Absent
Gregory Wells	Excused
Renee Bergmann	Present
Jose Calves	Present
Chris Janoldi	Absent
Meredith Kerschner	Absent

Also Present

M. Lou Garty – Solicitor

Lee Palo – Zoning officer

Gregory Fusco – Board’s Engineer and Professional Planning Consultant

The meeting was opened by Secretary Bonnie Richards followed by flag Salute and confirmation of sunshine law and Roll Call.

With the Chair and Vice Chair not in attendance a motion by James Stevenson to appoint Marguerite Downham as acting chair, seconded by Frank Ryan. All members present voted in the affirmative. Motion carried

A motion by Frank Ryan to approve the minutes from March 2, 2023, seconded by John Foley. 6 members voted in the affirmative, 1 abstention (Jose Calves) Motion carried.

**Old Business:** Application 22-39 – Block 14.08 Lot 6 – Zone C3 – 202 Black Horse pike – Chris Brumer, American Construction Management Group, LLC – Applicant is seeking to install signs on the side of the building, and on the free-standing sign advertising it’s business, with any and all variances, waivers

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deemed necessary to approve this application. This is continued from January 4, 2023 meeting. The applicant asked to postpone until the may 4, 2023 meeting. It was granted

Application is not being heard tonight.

Ms. Garty – reviewed the application, they did provide notice but requested for the matter to be adjourned so they could gather additional information. No further notice or publication necessary.

\_Application 23-10- Block 21.06 Lot 6 – Zone C4 - 239 Haddon Avenue – PT82 LLC – Application is seeking a minor subdivision. The applicant asked for a postponement until June’s meeting.

This application will not be heard tonight.

Ms. Garty – reported that the application has been reviewed, they did provide notice but requested the matter to be adjourned so they could gather additional information. No further notice or publication will be necessary.

Application 23-03 – Block 15.10 Lot 15 – Zone R1- 1104 Mt. Vernon Avenue – Keith Cunningham & Li chao – applicants are seeking to convert garage into living space seeking relief from front yard parking, along with any and all variances, waivers deemed necessary to approve this application.

This is being continued from March 2, 2023 meeting.

Keith Cunningham – still under oath

A1 – Survey

A2-

A3 – Photo Array

Mrs. Downham you brought new pictures we will mark the A4 Photo Array #2, these pictures show the same bow window, but stone around window.

You are taking out wall in kitchen, is it one level around corner or do you have to walk down to den?

The header of garage makes for a problem the grade at the garage is lower than main house.

Mr. Ryan – It is a curve window, Is there parking for 2 cars in the driveway.

Mrs. Downham open the meeting to the public.

Hearing nothing from the public a motion by John foley to close the public portion, seconded by Joe Buono. All members present voted in the affirmative, Motion carried.

Mrs. Downham asked the board if anyone had anything else to add. And asked the applicant if they have anything else to say. Hearing nothing Mr. Rotz asked for a motion.

A motion by John foley to approve application as presented, seconded by Jose Calves. 6 members voted in the affirmative, 1 No vote (Frank Ryan) Motion carried.

**New Business:**

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Application 23-06 – Block 4.06 Lot 15 – Zone C3 – 300 Black Horse Pike – OCV Development, LLC – Applicant is seeking the redevelopment of the existing Grease monkey into a take Five Oil Change facility, asking for any variances, waivers deemed necessary to approve this application.

Kevin Sheehan, Esquire is representing the applicant.

Ken Feldman – VP of Construction for take 5 – Sworn in

Tony Diggan, P.E. – Sworn In

Nicholas Gravino- Planner – Sworn In

Mr. Sheehan explained that this property is Zone HC (highway commercial) in front & Re- in back parking only, there are proposing no changes in the building, we are asking for a trash enclosure, Sign package Parking relief, proposing 5 parking spaces, 3 wall sign where 2 are permitted, Free standing sign just changing panel.

Mr. Feldman – stated that this is a drive through only, everyone stays in their cars, no cars are left overnight, it takes about 8-9 minutes to change the oil. Air Filter, we will also change the windshield wiper blades.

We will have 5 employees. Our hours of operation will be Monday through Friday 7 am to 8 pm, Saturdays 7 am to 5 pm, Sundays 9 am to 4 pm. We anticipate 50 cars a day. The peak hours are weekends from 10 am to 4 pm, we will also put air in your tires. All of oil tanks are above ground. We do have internal and external security.

John Foley – Did Grease Monkey service cars also?

Mr. Feldman – Yes, Take 5 you cannot leave your car at any time.

Mr. Diggan – stated that a 6' vinyl fence will be put up, 30' green space with screen in parking area. 600 sq. ft. shed being removed, 100 sq. ft. shed being removed will now be the trash enclosure. Howell Ave will be egress only, there will be 3 service bays.

The lighting will be LED lights with cut of shields and do meet he ordinance requirements for lighting.

The stormwater is not being disturb. There will be green Giant planting there will be 6 to 8 feet to start.

Mrs. Downham marked the survey A1, and marked drawing A2

Mr. Gravino – Presented a community impact report stating positives and negatives on the project, the conclusion was that the property in its current state is a negative and that the posed work and business would be a positive. He also stated that the business will never be open later than 10 pm and the lights can be turned off except for the safety lights.

John Foley asked about traffic flow on Black Horse Pike turning int Take 5, you turn right to garage bay and exit onto Howell Ave

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Mr. Feldman stated no signs point to neighbors

Mrs. Downham asked of employees will direct you to what bay?

The presented a google map and Mrs. Downham marked it A3

The entire project will be less intents

Free standing sign is changing copy only

No digital

Photo of signs will be marked A4

The enter signs facing Black Horse Pike will be double sided?

The pylon sign is 46.25 sq. ft.

The sign on top of building is 68" tall 7 x 4 28 sq, ft,

Greg Fusco stated that if you touch the sign in any way, you need a variance to keep it. The free-standing sign they are proposing is 47 sq, ft. allowed is 20 sq. ft., existing is 11.5 sq. ft.

The Board went over Greg Fusco's report which is on file in the planning/Zoning office and the applicant has agree to all.

Applicant stated if they have to have EV charger by law they will if not they will not have any.

Mrs. Downham open the meeting to the public

Jennifer Scirrotto – 12 Howell Ave – Sworn In

Has Many concerns, Traffic, noise, illegal activity on the property after hours.

Grease Monkey employees were selling drugs at the corner of her property, blocking driveways of neighbors and overall causing problems in the neighborhood. She likes Take 5 proposal but wants t know who will be accountable when they don't do what they say they are going to do in the proposal.

Ms. Garty asked Ken from Take 5 if they would be willing to give a manager or higher' s phone number to the town to contact in case of complaints and issues.

Ken – Absolutely

Mark Kozak – 6 Marlborough Ave – Sworn In

He likes the proposal and stated that in the past and even currently he has deterred illegal activity on that property and wants to know about the security lights at nights. He would like to security lights at night be brighter to deter people from pulling in there after hours.

Hearing nothing further a motion by John Foley to close the public portion of this meeting, seconded by Renee Bergmann. All members present voted in the affirmative. Motion carried.

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Mr. Sheehan stated that his client will work with Mr. Fusco on the lights.

Ms. Garty recapped all the variances and conditions needed.

Prohibit off site parking, provide contact person information, lighting plan for security purposes, affordable housing fee, EV CHARGING STATION NOT REQUIRED, Cabinet sign will work with Fusco, Downward shields on lights, Do Not Enter painted on pavement on Howell Ave Side, Storm water regulation is not a concern, Comply with light ordinance, ADA compliance, 12 Evergreens will be added, no internal illumination of signs, provide 5 parking spaces, removing 2 sheds and putting in parking and trash enclosure, Free standing sign will keep as is just change the panels, lettering height, Fire marshal compliance, Zoning Compliance, permit Compliance, Taxes up to date.

A motion by John Foley to approved this application with the variances and conditions Lou stated. Seconded by Renee Bergmann. 7 votes in the affirmative, Motion carried.

Application 23-07- Block 29.14 Lots 23 & 14 – Zone r1 – 609 Shady Lane – Terry Freeman – Applicant is seeking to construct an addition, Deck and Fitness Pool. Seeking relief from front yard setback where 30 feet is required proposing is 21.19 ft. Side yard setback where 10 feet is required proposing 8.52 feet, rear yard setback 5' is required exists is 4 feet. Along with any and all other variances, waivers, deemed necessary to approve this application.

Terry Freeman – Owner/Applicant Sworn In

Mr. Rotz arrived and took over the meeting.

He looked at the survey and marked it A1  
20 x 20 plans marked A2

Ms. Freeman stated that everything is pre-existing condition.

Mr. Rotz stated you are looking to put an addition to the rear of the home. And front yard is 26.19 and side yard is 8.52' which are pre-existing condition. The photo you brought we will mark A3.

Mr. Rotz open the meeting to the public.

Hans Gronau – 245 S Park Dr. – Sworn in

Just want to know if this was a public or private pool and could he get a membership. He is in favor of project.

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

Mr. Rotz asked if anyone on the board had anything else to add. Then asked the applicant if she had anything else to add. Hearing nothing Mr. Rotz asked for a motion.

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A motion by Jose calves to approve Application 23-07 as presented, seconded by John Foley. 8 members voted in the affirmative. Motion carried.

Redevelopment – 600 W Cuthbert Blvd –

Mr. Fusco gave a report of the need for redevelopment as asked to do by the Board of Commissioners 660 W Cuthbert Blvd was known as 1<sup>st</sup> People Bank, built in 1960, it is now in poor condition, not used in full since before 2014, The roof is leaking, 6 story part in fair condition, rentals only at 31%, parking structure not maintained and cracking, 90% imperious coverage, decline of newton lake, Not ADA complaint, Conflicts with Traffic Signal, does not meet current requirements, Reviewed master Plan and any redevelopment would meet goals. Greg Fusco report is on file in the Planning/Zoning office.

Mr. Rotz open the meeting to the Public on the redevelopment study.

Frank O'Neill – 218 Kraft Court – Sworn In

Agrees it is in need of redevelopment.

Hearing nothing else a motion by John Foley to close the public portion, seconded by James Stevenson, all members present voted in the affirmative. Motion carried.

Mr. Ryan stated that he agrees with Mr. Fusco and his report, this property is not up to market standards.

A motion by James Stevenson to recommend that 600 W Cuthbert Blvd be an area in need of redevelopment and is consisted with the Master Plan. Seconded by John Foley. All members voted in the affirmative. Motion carried

Resolutions – Ms. Garty reviewed each resolution for the board members.

A motion by John Foley to accept the three resolutions (23-02 – 16 E Clinton Ave, 23-04 – 16 Locust Ave, 23095 – 112 Akron Ave) as presented, Seconded by Marguerite Downham. All members present voted in the affirmative. Motion carried.

Public comment – None

Zoning Office Report – Lee Palo

We have 4 applications for the next meeting, 1 carry over, I have been in contact with Burger king

Mr. Rotz – Burger King needs to be cited.

Next Meeting – Thursday, May 4, 2023

A motion John Foley to adjourn the meeting, seconded by Marguerite Downham. All members voted in the affirmative. Motion carried.

Meeting Adjourn 10:15 p.m.

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Respectfully submitted

Bonnie Richards  
Secretary