

The Township of Haddon Planning/Zoning Board Meeting
Minutes
Thursdays, May 4, 2023

A regular meeting of the planning/zoning board of the Township of Haddon was held on Thursday, May 4, 2023, in the municipal building court room (2nd floor), located at 135 Haddon Ave, 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 was taken by Bonnie Richards

Richard Rotz	Present
John Foley	Excused
Suzanne Discher	Excused
Joe Buono	Present
Marguerite Downham	Present
Greg Wells	Excused
Frank Ryan	Present
Commissioner Ryan Linhart	Present
James Stevenson	Excused
Renee Bergmann	Present
Jose Calves	Present
Chris Jandoli	Excused
Meredith Kirschner	Present

Also Present

M. Lou Garty, Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Board’s Engineer and professional Planning Consultant

A motion by Joe Buono to approve the minutes from April 6, 2023, seconded by Marguerite Downham, 6 affirmative votes – 0, No votes 2 abstained, Meredith Kirschner and Commission Ryan Linhart abstained.

Old Business:

Application 22-39, 202 Black Horse Pike tabled from 1/4/23 meeting.

Block 14.08 Lot 6 zone C3 – 202 Black Horse Pike – Chris Brummer, American Construction Management Group, LLC – Applicant is seeking to install signs on the side on this side of the building, and on the free-standing sign advertising it’s business, with any and all variances, waivers deemed necessary to approve this application.

-Salvatore Sicilano (Attorney), Chris Brumer (Owner-died), Jessica Brumer is principal owner now.

They are seeking variance for several signs already installed on the building. Jose Calves and Renee Bergmann cannot vote on this tonight they were not at the last meeting and did not listen to CD.

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Submitted in February 2023:

A-1 = Photo (Angle of bldg.)

A-2 = Survey dated 2/9/23

A-3 = Photo (Front of bldg.)

Greg Dobkins (Director of operations) – Sworn in by Lou Garty. He has been managing restoration projects for 7 years.

- They purchased property 2 years ago. Building was falling apart, in disarray, trashed, lawn overgrown and liquor bottles everywhere. They gutted and rebuilt, trashed was hauled away, roof redone, reframing/Supports redone, exterior walls were scraped, pressure washed and repainted. It took 5 employees, 3 days to clean up property.
- Property has rear parking and rear entrance. It has a showroom. They do exterior remodeling, roofing, siding and windows.
- They service Camden, Gloucester & Burlington County.

Signs have a PVC border, PVC molding and pressure treated lumber.

The side sign is 60ft x 10ft and 4ft up from ground and there is 1-2 ft on each side. The sign itself is vinyl panels with colored lettering and logo designed by a professional company to match all other branding. The front Sign is 50ft x 5ft. All windows and doors are functional.

Smaller sign as seen in A3 to the left of door is attached to window from the inside and is 5x5. The windows all have these types of coverings/signs as to not allow people to look inside from the outside.

Free standing sign was scratched and damaged. They buffed and repainted.

Blacktop was overgrown, cracked and faded. They cleaned up and redid blacktop.

No grass or trees on lot.

Mr. Rotz: Inquired about parking spaces, size of retail space, how many employees, lighting, trash pickup.

Mr. Dobkins replied:

~7 spots (none with painted lines)

~No handicapped parking

~Handicapped accessible for the rear of building

~3500-4000 sq ft of retail space

~2-7 employees which park in back

~All pick-up trucks, nothing bigger.

~No lighting

~curb cut out is off of Berwick at the end of the property

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Danco Campese (Owner, The Print Parlour, 421 Route 73 Berlin, NJ) - was sworn in by Lou Garty. He gave dimensions and descriptions of all signs. Described the relation and branding of the business.

- Building signs mimic the truck signs
- Side sign – vinyl panels 6ft x 60ft, letters (11in tall), Phone number 5in, website 4 in.
- Front sign overhead – 4ft x 44ft, Name 11 ¾ in, services 10 ½ in, house 36inx36in
- Left window -window tinted film applied directly on window.

- Certifications 30in x 72in & 72in x 72in

- Side window 18in x 40in

- Free Standing sign 4x8 horizontal. Kept plexiglass just removed stickers and reapplied new vinyl stickers.

- Back Window 12inx12in is window film.

Seeking relief for windows 100% coverage, side sign variance, free standing sign (pre-existing, non-conforming) location and front sign.

The meeting was opened to the public.

With no public comment A motion by Marguerite Downham to close the public portion and seconded by Commissioner Ryan Linhart. All members present voted in the affirmative. Motion carried.

Board's recommendations:

- Remove website & phone # from freestanding sign
- Side Sign (needs to be smaller)

- Front Sign (Needs to be smaller)

A Motion by Joe Buono to table this application until the July 2023 or August 2023 at the latest, Seconded by Marguerite Downham. All members present voted in the affirmative. Motion carried. They will need to re-notice and hire a planner for different views.

New Business:

Application 23-08, Block 26.06 Lot 11- Zone R2 - 91 Emerald Ave – notice good - Joshua Rocks – Applicant is seeking to construct and addition that will not encroach on the side or rear yard distance requirements, it has pre-existing, nonconformity, the front yard is less than the required 25' and is seeking any and all variances, waivers deemed necessary to approve this application.

Joshuas Rocks – Sworn in by Lou Garty

Seeking a front variance.

A1 – Land Survey updated as of 2/14/23 is correct. 148 sq ft rear addition on a R2 property.

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A2 – Plans

Mr. Rotz stated that this is just for pre-existing nonconforming front yard setback. The board looked at the survey and the plans. Mr. Rotz asked if anyone had any questions?

Hearing none Mr. Rotz open the meeting to the public.

Hearing nothing from the public a motion by Marguerite Downham to close the public portion and seconded by Commissioner Ryan Linhart. All members present voted in the affirmative. Motion carried.

Lou's statement about taxes, permits, codes, etc...

Mr. Rotz asked if the board had anything else they want to add, hearing nothing Mr. Rotz asked for a motion.

A motion by Frank Ryan to approve application 23-08 – 91 Emerald Ave as presented and seconded by Commissioner Ryan Linhart. Approved.

Application 23-09, Block 28.02 Lot 6 – Zone R2 - 513 Fern Ave – Michael J Ryan – Applicant is seeking to build an addition, has pre-existing condition along with variances needed. Lot Size, required 10,000 sq. ft. existing 7,640 sq. ft. width required 75' existing 60', Accessory building 5' is required existing is 1.98' seeking any and all variances, waivers, deemed necessary to approve this application.

Michael J Ryan – Sworn in by Lou Garty

A1 – Survey

Rotz: questioning the distance between the addition and the shed. The shed will have to be moved as it is a fire hazard.

Homeowner: agreed

A2 – Photos (1 month old) – no alterations

A3 - Elevations

The board looked at the plans, Survey, photos. Mr. Rotz asked if anyone had any questions, hearing none Mr. Rotz open the meeting to the public.

Hearing nothing from the public a motion by Marguerite Downham to close the public portion, seconded by Frank Ryan. All members present voted in the affirmative, Motion carried.

Lou's statement about taxes, permits, codes, etc...

Mr. Rotz asked the board if they have anything else to add. Hearing nothing Mr. Rotz asked for a motion.

A motion by Jose calves to approve this application pending relocation/demolition of shed and seconded by Renee Bergman. 7 members voted in the affirmative, 0- no votes 1- abstention (Ryan Linhart) Motion carried.

Application 23-11, Block 21.05 Lot 52 – Zone R2 - 24 Center Street – Notice good - Joseph and Maria Moffa. Applicants are seeking to build a 2-story addition to the back of the house. Seeking relief of existing nonconforming conditions.

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Joseph Moffa – Sworn in by Lou Garty

Maria Nicholson Moffa – Sworn in by Lou Garty

Jay Reinhart Architect for the homeowners. Also sworn in by Lou Garty

Mr. Reinhart went over the entire project and the plans

-117 sq ft, remove deck and pavers, front yard setbacks, parking for 2 cars, height of garage and side line distance.

A1 – plan/survey

Mr. Rotz asked the board if they had anything they need ed to ask, hearing nothing Mr. Rotz open the meeting to the public.

Hearing nothing from the pubic a motion by Marguerite Downham to close public portion and seconded by Commissioner Ryan Linhart. All members present voted in the affirmative. Motion carried.

Lou’s statement about taxes, permits, codes, etc...

Hearing nothing more from the board Mr. Rotz asked for a motion.

A motion by Jose Calves to approve application 23-11 24 Center Street as presented and seconded by Meredith Kirschner. 8 members voted in the affirmative. Motion carried.

Resolution: 2023-03 – 1104 Mount Vernon Ave

2023-06 – 300 Black Horse Pike

2023-07 – 609 Shady Lane

Lou Garty explained each resolution.

A motion by Marguerite Downham to approve the above resolutions and seconded by Jose Calves. All members present voted in the affirmative. Motion carried.

Public Comment – None

Board Comment – Marguerite Downham brought up Curb Strips and that HT should have an ordinance for homeowners.

Zoning officer report (Lee Palo): 2 for next meeting with possibly 2 more.

It was announced that Sue Discher has stepped down from the board.

Mr. Rotz & Mr. Calves stated that a Resolution for Sue Discher should be done.

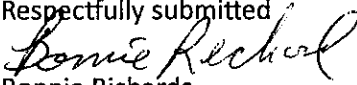
Next meeting – Thursday, June 1, 2023

With no further business tonight for the Haddon Township Planning/Zoning board a motion by Commissioner Ryan Linhart to adjourn, seconded by Jose calves. All members present voted in the affirmative. Motion carried.

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Meeting adjourn 10:30 p.m.

Respectfully submitted

A handwritten signature in cursive script that reads "Bonnie Richards". The signature is written in black ink and is positioned over the printed name.

Bonnie Richards

Secretary