

The Township of Haddon Planning/Zoning Board Meeting  
Minutes

Thursdays, July 6, 2023

A regular meeting of the planning/zoning board of the Township of Haddon was held on Thursday, July 6, 2023, in the municipal building court room (2<sup>nd</sup> floor), located at 135 Haddon Ave, Haddon Township, New Jersey.

Meeting was called to order by Vice Chair Gregory Wells

Flag Salute  
Confirmation of Sunshine Law

Roll Call

Richard Rotz	Excused
John Foley	Present
Renee Bergman	Present
Marguerite Downham	Present
Joe Buono	Present
Frank Ryan	Present
James Stevenson	Excused
Commissioner Linhart	Present
Gregory Wells	Present
Jose calves Alt #1	Excused
Meredith Kerschner Alt. #2	Absent
Chris Janoldi Alt. #3	Present
MaryRita D'Alessandro Alt #4	Present

Lou Garty swore in new alternate board member Mary Rita D'Alessandro

A motion by John Foley to approve the Minutes of June 1, 2023 as written, seconded by Commissioner Linhart. 7 members voted in the Affirmative, 0- No votes, 1 abstains ion (Chris Jandoli).  
Motion carried. Minutes approved.

Greg Wells made an announcement that application 23-17, 931 White Horse Pike will not be heard tonight and it will be moved to the August 3, 2023 meeting with no renotification needed.

New Business:

Application 23-14, 225 Hopkins Road – David Feldstein (Homeowner) and Hugh Rafferty (Main Line Construction) sworn in by Lou Garty.

Lou Garty stated that after review of the notices they are in compliance.

Mr. Feldstein stated that they are seeking to build an addition entirely in the rear of the house for a family room and master bedroom.

Survey dated January 2023 (impervious coverage is under the allowable) is marked A-1

Greg Wells – the addition will not be out further than the existing garage?

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Homeowner & Contractor: answered No it will not be further out; the addition will be just shy of 400 sq ft and the deck will be smaller in size than the existing.

The meeting was opened up to the public comment on this application only.

Hearing nothing from the public a motion by John Foley to close public comment, seconded by Frank Ryan. All members voted in the affirmative. Motion carried.

Lou Garty: Explains about taxes, permits, etc.

Lou Garty listed all variances needed as a recap for the record. (Relief – lot area, Lot Frontage, front Width, Side yard setbacks, Total side yard set-back)

A motion by John Foley to approve Application 23-14 225 Hopkins Rd as presented, seconded by Joe Buono. 8 members voted in the affirmative,

Resolution will be signed at the August 3, 2023 meeting.

Application 23-18, Block 5.03 Lot 3 – Zone R2 - 404 Wilson Ave – Gregg DiSantis (Homeowner) sworn in by Lou Garty.

Lou Garty stated that after review of the notices they are in compliance.

Applicant is seeking to put a 12'x24' shed, 6ft fence and a 10'x14' Gazebo in rear yard.

Mr. DiSantis stated that he would like to build a Shed and Gazebo will both be on a concrete pad, 5ft from all property lines. Will remove existing 2 sheds that are eye soars.

Mr. Wells remarked that the Survey dated May 2023 is acceptable and will be marked A1. The survey dated May 2023 with colors showing location of new shed and gazebo will be marked A2 and the Photo array taken by the homeowner will be marked A3.

Mr. DiSantis states new fence will replace old chain link fence and the shed is needed for storage and a small work space as the property has a crawl space and no garage.

Greg Wells stated that the Photos of shed to be purchase (top right corner but with no garage door) will be marked A4.

Mr. DiSantis states the fence will be white vinyl to match his neighbors and will be put on his property line. The Gazebo will also be purchased and is 10-12 ft high and will have no walls but will be installing a ceiling fan. Eventual will want to run electric to the shed as well.

The meeting was open to Public Comment on this application only.

Hearing nothing from the public a motion by Marguerite Downham to close public comment and seconded by John Foley. All members present voted in the affirmative. Motion carried.

Mr. Wells asked the board if anyone has anything else to add.

Mrs. Downham: stated that she Doesn't agree with size of shed.

Greg Wells brings up a garage vs. shed on a pre-existing, non-conforming lot for that area.

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Mr. DiSantis states that a 6ft fence would block out the gas station, wind from route 130 and motorcycle noise that cut down road. The fence will have 2 gates.

Ryan Linhart: Is the 6ft fence going to be too close for that intersection?

The Board would like gutters added to shed so there is no drainage into the neighbors.

Lou Garty: Explains about taxes, permits, etc.

Lou Garty listed all variances needed with the added stipulations as a recap for the record.

A motion by John Foley to approve application 23-18, 404 Wilson Ave as presented with the added gutters onto the shed, seconded by Chris Jandoli. 6 members voted yes – 2 no votes (Marguerite Downham, Frank Ryan) Motion carried.

Resolution will be signed at the August 3, 2023 meeting.

Application 23-19, Block 28.13 Lot 16 – Zone R1 - 316 S. Park Drive – Carla Severino (homeowner) & Jay Reinert (Architect) sworn in by Lou Garty.

Lou Garty stated that after review of the notices they are in compliance.

Applicant is seeking to construct a 2-story addition over existing footprint, seeking relief from Lot Area, lot width, Lot frontage, Impervious coverage, Side Yard (single) side yard aggregate. These are all pre-existing non-confirming along with any and all variances, waivers deemed necessary to approve this application.

Jay Reinert:

This is a pre-existing, non-confirming lot with parking in front. It is a ranch style with a crawl space, shed and in-ground pool in rear yard.

Mr. Reinert went over the plans with the board.

SP1 – Entry closer to ground, paving around pool reduced and the side yard setback cannot be improved.

P2- shows rear yard

P3-Shows side yard

P4 – Shows front neighbor offsets.

A1 – existing home and the shaded areas will be removed.

A2 – architectural rendering

A3 & A4 – Exterior sketches

The addition will be 34 feet high. The new areas will be a small home office over top the existing attached garage, attic space for storage and a bedroom.

The home will be in character with the neighbor but modernized and made for future aging of homeowner.

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The meeting was open to the Public for this application only.

Josh Evans (8 E. Crystal Lake Ave) sworn in by Lou Garty. He commented he was appalled that the board spent 40 minutes grilling a man about a shed and this application had no questions or comments.

Frank Ryan: Tried explaining that the previous applicant was not meeting the requirements for a larger shed and needed to show valid reason and they were trying to get him to that point and that Mr. Reinert for this applicant had addressed all the issues needed in his presentation.

Josh Evans stated that Ms. Ryan's comment to that resident was inappropriate.

Paul Kerth (318 S. Park Drive) was sworn in by Lou Garty. He stated he likes the project that was presented.

Hearing from no one else a motion by Marguerite Downham to close the public portion on this application and seconded by Ryan Linhart. All members present voted in the affirmative. Motion approved.

Lou Garty: Statement about taxes, permits, etc. Project will remain as submitted.

Lou Garty listed all variances needed. (Lot Area, Width, Frontage, Impervious Coverage, side yard(single) side yard aggregate.

A motion by Frank Ryan to approve application 23-19 316 S park Dr. as presented, seconded by Marguerite Downham. 8 members voted in the affirmative, 0- no votes. Motion carried.

Resolution will be signed at the August 3, 2023 meeting.

Application 23-20, Block 20.01 Lot 2 – Zone R2 - 27 Lindis Farne Ave – Matthew Ciancaglini (Homeowner) & Steve Anderson (Contractor) sworn in by Lou Garty.

Lou Garty stated that after review of the notices they are in compliance.

Mr. Wells stated that the applicant is seeking to add a 1-story addition with a new deck and stairs. The Survey dated May 2023 will be marked A1 and the 2<sup>nd</sup> survey will be marked A2 and the photo array will be marked A3.

Mr. Ciancaglini stated that the shed can be moved.

Mr. Wells asked if there were any elevation.

Mr. Ciancaglini replied none were provided.

Mr. Ciancaglini stated that he will be squaring off an existing bump out on the house and offered to move the existing shed to a new location.

Mr. Ryan said that this will not adsorbate the current condition, this is all pre-existing and non-confirming conditions.

The meeting was open to the Public for this application only.

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

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Lou Garty: Statement about taxes, permits, etc.

Lou Garty listed all variances needed with the added stipulations as a recap for the record.

A motion by John Foley to approve application 23-20 – 27 Lindis Farne as presented, and with what Lou Garty listed, seconded by Marguerite Downham. 8 members voted in the affirmative, 0- no votes Motion carried.

Resolution will be signed at the August 3, 2023 meeting.

Application 23-21, Block 6.03 Lot 10 & 11- Zone R2- 27 Washington Ave – Aaron Novak (Homeowner) sworn in by Lou Garty.

Lou Garty stated that after review of the notices they are in compliance.

Mr. Wells stated that the applicant is seeking to install a 5ft fence and a 4ft fence. Survey dated May 2023 will be marked A1, Survey dated May 2023 with highlighted sections will be marked A2

Mr. Novak stated that he has currently purchased lot behind his house and will be combining the deeds.

-Would like to put a white vinyl 5ft fence on the side due to a neighbor's dog and a 4ft white vinyl fence in the front yard because it thought it would look nice.

-Neighbor would take down chain link fence.

Board concern is the safety aspect of a solid fence along driveway when backing out and the property line is back from the sidewalk.

Mr. Novak stated he sees the board's point and would not replace the current chain link fence and would just do the 5ft fence along the back.

Meeting is open to the Public for this application only

Hearing nothing from the public a motion by Frank Ryan to close the public portion, seconded by Joe Buono. All members present voted in the affirmative. Motion approved.

Lou Garty: Statement about taxes, permits, etc.

Lou Garty listed all variances needed with the added stipulations as a recap for the record.

A motion by Renee Bergmann to approve application 23-21 with the condition that the fence will go before the orange and blue on the survey (middle of house), seconded by John Foley. 8 members voted in the affirmative, 0- no votes Motion carried.

Resolution will be signed at the August 3, 2023 meeting.

Old Business:

Frank Ryan & Ryan Linhart excused from the next application.

Application 23-10, 239 Haddon Ave – PT82, LLC DBA: Brewer's – Emily Givens (Attorney).

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Emily Givens explained that her client is Seeking a minor site plan approval, Use Variance and asking for any and all variances and waivers necessary for approval. This is in a C4 zone, some of the things are

~New brick pavers in rear of Perk's Place

~No more than 40 seats

~Parking agreement with Jackson's Funeral Home for 12 spaces

~Parking for employees is already approved.

~Provide ADA accessibility

~Removing front steps on Haddon Ave

~Street Scape improvements.

~All pre-existing, non-conforming issues will improve.

Malinowski (Expert civil engineer), Tim Kernan (Planner), Frank Crinitti, Paul Bryson and Mr. Rossi all sworn in by Lou Garty.

Mr. Malinowski stated that Lot 6 – Brewer's is 3,000 sq ft and Lot 7 – Perk's is 2,000 sq ft, giving the new lot 5,000 sq ft.

Patio area behind lot 7 will be bricks (21ftx65ft), the addition to Brewer's for bathroom improvements, ramp on Crystal Lake Ave, will need to redo sidewalks on Crystal Lake Ave, add curb cut for access, add dumpster enclosure with controlled gate, remove front steps, green areas will be buffering with input from engineer and Treno's.

(Mr. Wells marked) – Colored rendering site plan – A1

Colored ariel of Haddon Ave (showing funeral home within 300 sq ft) A2

(2) LED wall packs down lighting mounted 8ft high

11,000 sq ft is need and will have 5,000 sq ft.

100 linear feet on Crystal Lake Ave

50 linear feet on Haddon Ave

Front .4 feet/1.8 feet on Crystal Lake

County Engineer improvement with regards to bump out

2<sup>nd</sup> set of steps on Haddon will remain to 2<sup>nd</sup> floor.

Architect testified on location of ramp is the only feasible location.

What does controlled gate mean? When patio is open the gate will be manned by a bouncer.

Stone veneer on ramp

Stucco on trash enclosure

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Utilities move from alleyway and put on top of building.

Paul Bryson: Owner of Brewers stated that the gate to the patio can be an emergency exit only gate and will look into a lift inside the gate for ADA access into the bar.

- Will comply with the town noise ordinance in regards to speakers, tv's bands and loud people out in the patio area.

- Purpose would be to make better.

- Hours of operation: 11am to 2am

- Employees: 1 cook, 2 bartenders, 1 or 2 bouncers and the owners.

- Parking agreement with Jackson's starts after 9pm and is good for 5 years and they will provide some type of signage for parking.

Tim Kernan (Planner) – 500 Strawberry Drive, Egg Harbor, NJ. Has a degree in civil engineering from Princeton University in 1991 and has been a licensed planner in New Jersey since the 1990's. He is currently the planner for 4 municipalities.

NJSA 40:2 Section A, C, G, I, & M all pertain to why this project meets the standards.

Summary of original master plan goals on page 3, Page 4 Item 2, Land Use Page 6, 2008 Page 9 (G) and Page 11 (B), 2019 Business district parking using option 2 and page 42 and Page 46 (B).

Perk's (5 yrs. To Debbie at Perk's for operation)

Impervious area:

Grading toward back and then out to Crystal Lake Ave

Grease trap needs to be on outside according to DEP.

County pedestrian safety at that intersection to start the end of Summer.

Fence on Treno side would need to go up.

The meeting was open to the Public for this application only.

Robert Fischer (Husband of Debbie Fischer at Perk's) Sworn in by Lou Garty– confused on topics tonight. Perk's use to be one property with Brewer's.

Brett Wilson is representing Bob Platzer sworn in by Lou Garty – pending litigation, Grassy strip 1 ft set back, state prohibits smoking when that close, T1 – OPRA's police reports for last 2 years (directive patrols 71 times in 13 months, property checks 43 calls and noise assault 21 calls.

Witness for Platzer – Chris Webb (VP of PJ Whelihan' s), Geoff Gray (Planner) sworn in by Lou Garty.

Chris Webb has 30 years' experience in Restaurant management and handles development design for PJ Whelihan' s. He stated that Treno's has no speakers, no tv's and the tables in the current outside space behind Perk's were put there in compliance with the Governor's COVID 19 statue allowing outside seating when normally not allowed. There is no wait service outside.

Chris Webb also testified that Brewer's is a bar with about 70 inside seats and no parking. The Treno managers and Brewers are consistently having altercations over parking in Treno's lot, urination on Treno's property and constant trash being dumped on their property.

He also believes that 70 seats with only 6 employees is not sufficient and he believes that any smoking in the patio area would come over into the Treno building when the windows are open.

Geoff Gray (Planner) has a degree from the University of Illinois and is a NJ Planner. He stated that this project does not meet zoning code, insufficient use, smoke and safety risk to the Treno property. It has constant police presence, there is not an appropriate buffer.

Emily Givens rebuttal:

- Tables outside on Crystal Lake Ave will be removed after the COVID regulations end.
- Cannot say that 100% of Brewer's customers littering or urinating outside
- 2006 addition on Treno made the buffer zone non-complaint.

Josh Evans (8 E. Crystal Lake Ave) – reminded by Lou Garty he was still under oath. He stated that none of Brewer's is ADA, Treno employees smoke on the side of building all time, moving the people off the street and into the back patio area is a positive and the trash should have no bearing on this as the trash is produces by Treno's as well

Debra Fischer (104 Castle Bay Drive, Williamstown, NJ) – Owner of Perk's Place on Haddon Ave. She gave a time lime for the sale of her property for the board to hear.

September 2021 – Went to Platzer to purchase the property and he refused. PJ Whelihan's Corporation to purchase and they refused. Went back to Platzer again and he refused for a second time. Finally, she texted Chris Webb regarding the removal of the fence pending the sale of the property and he via text stated they did not wish to purchase the property and did not respond to the fence question. Now that she has Brewer's interested in buying the property PJ's/Platzer all of sudden wants the property and has been dragging this out for months just because they have a lot money.

The lease with Treno was up 14 months ago and she has still allowed them to continue the use of the area until the sale of the property. Treno has been using this space for weddings, birthdays, etc. and she states it is not easy being in the middle.

Rob Toledo (Haddon Towne Center Manager) stated concerns about added noise that would come from the outside patio.

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

Emily Givens Rebuttal:



- Chris Webb does not have experience managing a bar.
- Less bulk variances bringing into better conformant
- Goals being met for ADA compliance
- Redevelopment of Haddon Ave
- Police incidents would be better controlled on the patio as opposed to the street.

Lou Garty: Statement about taxes, permits, affordable housing, etc. and that the board retains jurisdiction over the application. Brewer's will provide a contact and phone number to the township for problems.

Lou Garty listed all variances needed with the added stipulations as a recap for the record.

- Upstairs will be office/storage
- Noise (10pm on weekdays and 11pm on weekends)
- ABC approval for alcohol on patio
- Gate will be an emergency exit only
- Redesign of ADA ramp or lift
- Parking lease has to remain in place and if not must notify township within 10 days.
- Signs must comply with town ordinance
- Consolidation of lot needs to be done.

A motion by John Foley to approve this application with the conditions listed above, seconded by Marguerite Downham. 3 members votes Yes (Foley, Downham, Jandoli) 3 members voted No (Wells, Bergman, D'Alessandro) 1 – abstention (Joe Bruno) Motion denied

Resolution will be done at the August 3, 2023

Resolution: 2023-15 – 302 Yale Road  
2023-12 – 226 Morgan Ave  
2023-16 – 128 Marshall Ave

A motion by Marguerite Downham to approve the three resolutions as presented (23-15 – 302 yale Rd, 23-12 226 Morgan Ave, 23-16 – 128 Marshall Ave) and seconded by John Foley, 5 members voted in the affirmative, 2 abstentions (Chris Janoldi, MaryRita D'Alessandro). 2 members had left the meeting due to the fact that they could not participate in the last application. (Frank Ryan, Commissioner Linhart)

Public Comment – None

Zoning officer report (Lee Palo): 6 Residents for August meeting.

Next meeting – Thursday, August 3, 2023

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A motion to adjourn by John Foley and seconded by Renee Bergmann. All members present voted in the affirmative. Motion carried.

Meeting adjourned – 12:04 A.M.

Respectfully submitted

Bonnie Richards

Secretary