

The Township of Haddon Planning/Zoning Board Meeting

Minutes

Thursday, June 1, 2023

A regular meeting of the planning/zoning board of the Township of Haddon was held on Thursday, June 1, 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

Richard Rotz	Present
John Foley	Present
Joe Buono	Present
Greg Wells	Present
Marguerite Downham	Present
Frank Ryan	Present
Commissioner Ryan Linhart	Present – Arrived 7:31 PM
James Stevenson	Present
Renee Bergman	Present
Jose Calves	Absent
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 – arrived 7:33 P.M.

Moment of silence in honor of Suzanne Discher.

A motion by Frank Ryan to approval the minutes from May 4, 2023, seconded by Marguerite Downham, 6 Members present voted in the affirmative, 0- No votes 3 abstention (John Foley, Greg Wells and James Stevenson).

Old Business: None

New Business:

Application 23-14, 225 Hopkins Road – Moved to July 6, 2023 meeting. Will re-advertise

Application 23-15, 302 Yale Road – Megan & David Blatcher sworn in by Ms. Garty. Notices sent out and approved. Seeking to convert garage into living space, seeking front yard parking, along with any and all variances and waivers deemed necessary to approve this application.

Richard Rotz marked the Survey A-1 and the Interior Photos A-2 and the Exterior Photos (Architectural renderings) A-3.

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Richard Rotz explained the board looks for integrity of neighborhood as far as design for converting garages. Can the small roof be removed from the front of the now garage when converting.

Megan Blatcher explained the architect said that design was not feasible because the 'Sheddy' roof structure could cause water coming into that room.

Board asked if brick could be used instead of siding to match the existing house.

Mrs. Blatcher agreed.

Frank Ryan asked if other neighbors have attached garages and if they park in front of the house in driveway.

Mrs. Blatcher stated "Yes"

Richards Rotz stated all variances needed for this project. (3,000 sq ft for lot, 9.3 and 9.7 sq ft for side yards and 2ft for shed.

Lou Garty stated this house is a pre-existing, non-conforming as purchased similar to other houses in the neighborhood. Also, stated do the homeowners agree to the brick instead of the siding, to obtain all necessary permits, tax increases, etc.

Mrs. Blatcher stated "Yes"

Mr. Rotz opened the meeting for Public Comment on this application only.

Hearing nothing from the public a motion by Marguerite Downham to close the public comment and seconded by Commissioner Ryan Linhart. All members voted in the affirmative. Motion Approved. Resolution will be signed 7/6/23.

Mr. Rotz asked the board had any other comments or concerns. Hearing none, Mr. Rotz asked for a motion.

A motion by Marguerite Downham to approve Application 23-15 with the condition that the bottom will be brick and not siding. Seconded by Greg Wells. 9 members voted in the affirmative. Motion carried.

Application 23-12, 226 Morgan Ave – Jane Asselta sworn in by Ms. Garty. Notices sent out and approved. Seeking to replace/repair garage. Requesting rear and side yard variances and any and all other variances or waivers to approve this application.

Correction made to agenda this is an R1 property, not an R2.

Richard Rotz marked the survey - A1 –dated September 2022.

Mr. Rotz commented that the Garage sits in the southeast corner.

Richards Rotz asked why it could not be moved to meet setbacks?

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Ms. Asselta stated that her lot is too small and moving it to meet setbacks would place the garage almost center in her backyard and also too close to the driveway which she shares with her neighbor at 224 Morgan Ave. The lot is a pre-existing, non-conforming lot as purchased.

Mr. Rotz marked Photo array of damaged garage. A2, Size is 10x18 and a tree fell on it back in July of 2022, and marked Renderings of the new garage A3.

Mr. Rotz opened the meeting for Public Comment on this application only:
– Laura Sheppard (224 Morgan Ave) is in support of this as the garage in its current state is not allowing for use of the driveway.

-Timothy Cotter (222 Morgan Ave) supported the application and testified as to the lot size and driveway.

Hearing no further public comments, a motion by Marguerite Downham to close the public comment and seconded by Joe Buono. All members present voted in the affirmative, motion approved.

Ms. Garty advised the Applicant of the requirement to comply with Township Code, including obtaining the required permits, payment of taxes, inspections required; that the improvements would not enlarge the footprint of the building, the style and design will be constructed consistent with plans submitted.

Mr. Rotz asked the board if they anything else to add. Hearing no additional comments, Mr. Rotz asked for a motion on the Application.

A motion by Greg Wells to approve application 23-12 as presented, seconded by Renee Bergman.

9 members voted in the affirmative, Motion carried

Application 23-16, Block 6.09 Lot 15 Zone R2 - 128 Marshall Ave, - Coralynn Flanagan sworn in by Ms. Garty – Applicant is seeking to install a 6ft fence when a 5ft fence is allowed. Seeking any and all variances or waivers needed to approve application.

Mr. Rotz marked the Survey dated May 2023 A1 and the Photo Array A2

Ms. Flanagan stated that she would like a 6ft fence for privacy and safety reasons as currently kids are cutting through her yard to get the woods and creek behind her property. Other neighbors have fences sitting on top of retaining walls making them 8-9ft from the actual ground, so this would still be lower than her neighbors.

Board concern about sight line from the street curve. Greg Fusco stated it would not be an issue.

Ms. Flanagan stated that the previous owner had a fence and it was not an issue with cars. The property was falling apart when she purchased it. She has since made major improvements on the condition on the outside of the property. The fence will be white vinyl.

Mr. Rotz open the meeting for Public Comment.

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

Ms. Flanagan also stated that she would be placing the fence 3ft in from her property line as to allow neighbors a small walkable area since there are no sidewalks.

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A motion by Frank Ryan to approve application 23-16 with the condition that it will be set back 3' from the property line, seconded by James Stevenson. 7 members voted in the affirmative, 2- no voted (Greg Wells & Commissioner Ryan Linhart. Motion carried.

Resolution will be signed 7/6/23.

Application 23-10, 239 Haddon Ave – PT82, LLC DBA: Brewer's – Applicant is seeking a minor subdivision and asking for any and all variances and waivers necessary for approval.

Emily Givens attorney representing the applicant.

Ms. Givens stated that PT82, LLC has purchased the property next to them (Perk's Place). They are asking for a patio for 40 people behind the current Perk's Place as they business will remain open until she retires (3-5 years).

Board asked what will happen to the "Perk's Place" building once she does retire.

Ms. Givens stated that the owner said they will not demo the building or put another business in that building without zoning and board approval.

The patio will hold up to 40 people, will be ADA accessible in the rear. Picnic tables will be removed from Crystal Lake Ave and place in patio area. No extra seating will be added to what is already outside just in the new location.

Board asked if the road barriers on Crystal Lake Ave will be removed. Owner, Mr. Rossi, was sworn in by Ms. Garty and stated that they did not put them there, so the town would need to remove them.

Daniel Rossi indicated that there will be no cooking or bar service outside. This area will be utilized for people to take drinks outside and smoke. All necessary approvals for the liquor license will be sought.

Ms. Givens remarked that they submitted a fully executed parking agreement to comply with the parking requirements, and that the purchase of this property makes this 5,000 sq ft lot, 50ft front and 48.5% where 35% is required. Brings the business into better compliance.

The upstairs apartment will not be living space, it will only be used for storage and a small office.

Mr. Ryan asked if this should be a Use variance as leaving Perk's Place in operation which results in there being two different uses on the same property, which requires a Use variance. There was a question as to whether Treno's obtained a use variance to use a portion of their property for additional seating.

Mr. Palo went left the meeting to review the prior Resolutions. In the meantime, Treno's attorney stated on the record that they did not get a use variance, only a variance for the height of the existing fence.

After further discussion, the board determined that this Application requires Use Variance relief and the Attorney for the applicant asked if this application could be adjourned until a later date so they can hire a Planner and amend their application. The Application would require new notice.

A motion by John Foley to adjourn this application, so PT82, LLC can hire a planner and amend their application and seconded by Joe Buono. All members presented voted in the affirmative. Motion carried.

Ms. Garty stated that they will need to re-notice.

Other Business

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Greg Fusco asked a question pertaining to the old CVS building on Cuthbert Blvd. Auto zone is looking to go into this property and was asking to fix railing. Richard Rotz and Ms. Garty stated that would not need board approval.

Resolution 2023-PBAdmin-01 was read as a memorial resolution for Suzanne Discher. Board members John Foley, Joe Buono and Renee Bergman spoke highly of Sue. She started in the Planning board in January 1991. A copy of the resolution will be sent to the family.

A motion by Joe Buono to approve resolution PBAdmin-01 as read seconded by Richard Rotz. All member present voted in the affirmative. Motion carried.

Resolution: 2023-08 – 91 Emerald Ave
2023-09 – 513 Fern Ave
2023-11 – 24 Center Street

A motion by Marguerite Downham to approve the 3 resolutions as presented seconded by Frank Ryan. 6 members voted in the affirmative. 3 Abstained: (Foley, Stevenson and Wells) Motion carried.

Public Comment – Frank Jackson commented highly about Sue Discher.

Zoning officer report (Lee Palo): a few residential for July and Burger King will be sending in their application on Tuesday or Wednesday.

Next meeting – Thursday, July 6, 2023

Mr. Rotz and maybe Mrs. Bergman will not be able to attend the July meeting.

A motion by John Foley to close meeting and seconded by Joe Buono. All members present voted in the affirmative Motion Approved.

Meeting Adjourn 9:10 p.m.



Respectfully submitted

Bonnie Richards
Secretary