

The Township of Haddon Planning/Zoning Board Meeting

Minutes

Wednesday, October 11, 2023

A regular meeting of the planning/zoning board of the Township of Haddon was held on Wednesday, October 11, 2023, in the municipal building court room (2nd floor), located at 135 Haddon Ave, Haddon Township, New Jersey.

Flag Salute

Confirmation of Sunshine Law

Roll Call

Richard Rotz	Present
John Foley	Present
Renee Bergman	Present
Marguerite Downham	Present
Joe Buono	Present
Frank Ryan	Present
James Stevenson	Excused
Commissioner Linhart	Present (arrived 7:53 PM)
Gregory Wells	Excused
Jose Calves	Absent
Meredith Kerschner	Present
Chris Janoldi	Absent
Mary Rita D'Alessandro	Excused

Also present

M. Lou Garty, Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Board's Engineer and professional Planning consultant

A motion by John Foley to approve the minutes for August 3, 2023 seconded by Marguerite Downham, approved. All members present voted in the affirmative. Motion carried.

Old Business: None

New Business:

Application 23-27 Block 17.01 Lot 13 – Zone R-1, 304 Crestwood Ave – Madeleine Barbano (Homeowner) Applicant is seeking to construct a rear addition. Needs relief from lot size, lot frontage, lot width, Front yard setback side yard setback and total side yard setback, along with any and all variances, waivers deemed necessary to approve this application.

Madeleine Barbano – sworn in

Mr. Rotz stated that the board has a current survey dated July 2023 and marked A-1

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Barbano stated that the addition will be going 4ft into yard, taking off deck and steps, will go over patio pavers to edge of garage. Nothing is being done to front of house.

Needs relief on lot size, lot frontage, lot width, front yard setbacks, side yard setbacks. The fence will remain.

Rotz – This is your Photo Array taken by Lee Palo, and Mr. Palo no altercations made to the photos.

Mr. Palo – Correct

Rotz- We will mark the Photo Array A-2

Lou Garty: Explains about style, conditions, taxes, permits, inspections, assessments, etc.

Public Comment:

Jim Bresch (311 Crestwood Ave) – Sworn in by Lou Garty.

-In Favor of the project. She is a great neighbor and has no objections.

Motion to close public comment by John Foley and seconded by Marguerite Downham. All members present voted in the affirmative. Motion carried -Approved.

No discussion

A motion by John Foley to approve this application as presented, seconded by Renee Bergman. 7 members voted in the affirmative, Motion approved

Lou Garty explained that the resolution will be signed at the November 2, 2023 meeting.

Application 23-28, 568 W. Cuthbert Blvd – DEVI Shree Realty LLC (Burger King) is moved to the November 2, 2023 meeting.

Application 23-30, Block 21.-09 Lot 30 – Zone C1- 111 Haddon Ave – Eaton Homes, LLC – Applicant is seeking a minor site plan approval to renovate and improve the existing building on the property and construct a second-floor apartment. The first floor will be commercial/retail and the second floor will be two (2) bedroom apartment, along with any and all variances, waives deemed necessary to approve this application.

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

Damien DeLuca, attorney for the applicant

Justin Eaton (Owner) – Sworn In

Bill Gilmore (Engineer) – Sworn in

Mr. DeLuca stated that this property known as the VFW is A1- Misex use Building

Mr. Rotz marked the following

A-1 Mixed use building

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A2 – Renderings.

A3 - Site Plan

Mr. Del Duca continued to explain it is now a one story (738 sq ft) building with an ally behind in a C1 zone. Purpose is to renovate and add a 2nd story apartment.

The renderings show a rear stair leading upstairs, bottom door remains and the front will be refaced.

Site plan shows a 16ft wide lot, so the only option is to build up which needs a minor site plan approval.

Need relief for lot size of 16ft (50,000sq ft required) and 1750 sq ft (6,000sq ft required).

Landscape buffer is not feasible as it would take away from parking, need variance for the parking space width, so 2 parking spots may be added at 8ft each.

The letter from Greg Fusco dated September 6, 2023 the owner agrees to comply.

William Gilmore sworn in by Lou Garty.

- BA in civil engineering from Drexel University

- 30+ years in land development

- Has a NJ engineer license.

Rotz – the board approves as a professional

Mr. Gilmore explains - Exhibit A1 shows site plan changes. The brown shows the existing building, adding a 2nd floor 2-bedroom apartment, it will have a 3ft walk to rear, 2 parking spaces 8ft each, lawn area in rear, permittable testing for flooding, reducing imper coverage, will function as with the neighbors' buildings, roof drainage to the back storm drainage into street, trash cans behind building, equipment in rear and roof flashing will be done.

Mr. Ryan: asks about the 2 parking spaces? Will the fence need to be removed?

Gilmore: No

Rotz: If needed sidewalks will be replaced?

DeLuca: Yes

Linhart: issues with easements?

Eaton: Not as far as they know.

Linhart: The gutters on the Philmore property will be addressed with them. Is the Alley only 1 entry and exit the same way?

Eaton: Yes

Linhart: 2 protruding windows will remain the same and 2nd floor windows will be the same?

Eaton: Yes

Ryan: Fence appears to be the Neighbors? Is the alley way past the property dirt area and dead ends?

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Eaton: Yes, and the shed will be removed, the back is all grass, ally way ends at Philmore building and to his knowledge no activity has been going on at the back door of Philmore.

Downham: Are the bedroom windows egress rated since they are in the front of the building?

Eaton: Yes, if the code requires it.

Foley: What's happening with the basement?

Eaton: Cleaned out and will be left as an unfinished basement for storage.

Linhart: Why didn't you make the building taller which the township allows?

Eaton: Wants to keep in line with the neighbors.

Garty: Trash/Recycling will be to code and any obligations with a tenant you will need to come back.

Public Comment:

Kevin Hee (113-115 Haddon Ave) sworn in by Lou Garty.

- Where is the HVAC system being placed?

- Fencing was put there to fix eye soar.

- Concerned about the 2 parking spaces

- Is willing to work with Eaton on the fence.

Motion to close public comment by John Foley and seconded by Joe Buono. All members present voted in the affirmative. Motion carried.

Greg Fusco nothing to add

Discussion: None

Rotz: The Plan is consistent and given the nature of the lot there is not much more they can do.

A Motion by Frank Ryan to approve development relief for pre-existing conditions, buffer relief, parking width, compliance with Greg Fusco's letter, and a request to address fence issue but not a condition, seconded by John Foley. 8 members voted in the affirmative. Motion carried.

Lou Garty: Greg Fusco waivers approved, comply with rest of the letter, sidewalks will be fixed, if necessary, taxes, permits, etc.

Resolution will be signed at the November 2, 2023 meeting.

Application 23-32 - Block 28.07 Lot 15 – Zone R2 – 408 Addison Ave - Robert & Kimberly Williams. Applicants are seeking to construct an addition and covered porch to extend house into garage with any and all other variances and waivers deemed necessary to approve this application.

Robert Williams – Sworn In

Kimberly Williams – Sworn In

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

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Mr. Rotz marked the survey dated July 15, 2023 as A1 and stated that you will be removing the garage and add addition. Add a covered porch in rear. The 2nd floor will be even with 1st floor, 3 season room turned into a room and keeping the stone at bottom and using cedar plank for siding.

Roz also marked the Photo Array as A2 – Photo Array taken by Lee Palo, Mr. Rotz asked Mr. Palo if no alterations have been done to these photos?

Mr. Palo – Correct no alterations.

Mr. Rotz marked Elevations consistent with plans, as A3.

Mr. Rotz stated that you need a variance for parking. He also added that the Driveway appears to be 43 ft long. Have other turned garages into living space and have single driveways? They appear to have a double driveway.

Williams: Yes

Public Comment - None

A motion by Joe Buono to close public comment, seconded by John Foley. All members present voted in the affirmative. Motion carried.

Lou Garty: Statement about taxes, permits, etc.

Discussion: None

A motion by John Foley to approve application 23-32 408 Addison Ave s presented, seconded by Ryan Linhart. 8 members voted in the affirmative, Motion carried.

Resolution will be signed at the November 2, 2023 meeting.

Application 23-34- Block 27.07 Lot 15 – Zone R-1 - 218 Addison Ave – Daniel Romero – Applicant is seeking to construct a deck in the rear yard seeking relief of side yard, along with any and all other variances and waivers deemed necessary to approve this application.

Lou Garty stated that after review of the notices they are in compliance from the June 2023 meeting.

Daniel Romero – Sworn In

Mr. Rotz stated that the survey submitted is dated 9-18-23 and can be marked A1

Mr. Romero stated that this is a pre-existing, non-conforming condition. Rear deck is compliant, 6ft picket fence on rear back up to apartments, 3ft wire fence on side is neighbors and other side fence is not his.

Public Comment: None

A motion by John Foley to close public comment, seconded by Marguerite Downham. All members present voted in the affirmative. Motion carried.

Lou Garty: Statement about taxes, permits, etc.

Discussion: None

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A motion by John Foley to approve Application 23-34 – 218 Addison Ave, seconded by Renee Bergman. 7 members voted in the affirmative, 0- no votes, 1- abstention (Commissioner Ryan Linhart) Motion carried.

Resolution will be signed at the November 2, 2023 meeting.

Other:

Review Ordinance No. 1449

-Will require written verification for all taxes to be current prior to issuing UCC permits.

Discussion: need to make an exception for emergency permits, for example, water heaters, HVAC systems, sewer repairs, etc.

A motion by Richard Rotz to accept with exceptions, seconded by Frank Ryan. All members present voted in the affirmative. Motion carried.

Fence Ordinance review.

Not sure what the governing body is asking the board to do so sending back to governing body.

Motion for no action taken by Joe Buono and seconded by Richard Rotz. All members present voted in the affirmative. Motion carried.

Public Comment:

Morris Cooperman (Lindis Farne Ave): he was at the commissioners meeting when the fence ordinance was discussed and he thinks the argument was over a fence that was pre-existing and variable ground height.

Motion to close public comment by John Foley, seconded by Ryan Linhart. All members present voted in the affirmative. Motion carried.

Resolution: 2023-16 – 128 Marshall Ave

2023-17 – 931 White Horse Pike

2023-22 – 206 Haddon Ave

2023-23 – 1218 Grant Ave

2023-24 – 208 Memorial Ave

2023-26 – 735 Mt. Vernon Ave

2023-25 – 906 Mt. Vernon Ave

Motion to accept the above resolutions by John Foley and seconded by Marguerite Downham. 5 members noted in the affirmative, 0- no votes 3- abstains ion (Rotz, Kerschner, Buono) Motion carried.

Resolution:

2022-39 – 202 Black Horse Pike -dismissing the application

A motion by Frank Ryan to accept resolution 22-39 – 202 Black Horse Pike dismissing the application, and seconded by Marguerite Downham. 8 members voted in the affirmative. Motion carried.

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Richard Rotz instructed Lee Palo to send American Construction a ticket for non-compliance.

Zoning officer report (Lee Palo): We have between 3-5 applications for November meeting.

Next meeting – Thursday, November 2, 2023

Hearing nothing further tonight for the Haddon Township Planning/Zoning Board a motion by John Foley to close meeting and seconded by Commissioner Ryan Linhart. All members present voted in the affirmative. Motion carried.

Meeting adjourned 9:30 P.M.

Respectfully submitted

Bonnie Richards, Secretary
Kimberly Schemele, Assistant