

The Township of Haddon Planning/Zoning Board Meeting
Minutes

Thursdays, August 3, 2023

A regular meeting of the planning/zoning board of the Township of Haddon was held on Thursday, August 3, 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	Excused
John Foley	Present
Renee Bergman	Present
Marguerite Downham	Present
Joe Buono	Excuses
Frank Ryan	Present
James Stevenson	Present
Commissioner Linhart	Present
Gregory Wells	Present
Jose Calves	Present
Merdith Kerschner	Excused
Chris Janoldi	Excused
MaryRita D'Alessandro	Present

Also present

M. Lou Garty, Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Board's engineer and Professional Planning Consultant – arrived 8:19 P.M.

Bonnie Richards made an announcement that anyone speaking must speak directly into a microphone as it can be heard in the recording.

A moment of silence was given in memory of Carson Teague (Mayor Teague's son).

A motion by John Foley to approve the minutes from July 6, 2023, seconded by Marguerite Downham, 4 members voted in the affirmative, 4 members abstained. (Greg Wells, Ryan Linhart, Jose Calves and Jimmy Stevenson abstained) Motion carried.

Greg Wells states that application 23-17, 931 White Horse Pike will be heard tonight after the township engineer Greg Fusco arrives for the meeting.

New Business:

Application 23-23, Block 1.04 Lot 7 – Zone R2 -1218 Grant Ave – Maria Rivera (Homeowner) sworn in by Lou Garty.

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

Ms. Rivera stated that she is seeking to install a 6ft fence in rear and side yards.

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Greg wells looked at the survey stated that it was dated June 2023 with highlighted areas, and will be marked A1.

Survey dated June 2023 with no markings, will be marked A2

Ms. Rivera states she wants to replace the existing with white vinyl.

Greg Wells -- the blue highlight is showing the new fence and the red marking is showing the gate.

Ms. Rivera: states it would help block out the noise from Route 130 and also add to the safety of her special needs grandson.

Greg Wells: Why does the 4ft fence in front stop prior to the property line?

Ms. Rivera: due to site line.

Mr. Wells saw there are photos and marked them A3.

The meeting was opened to the Public for Comments:

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

Mr. Wells asked the applicant if she had anything else to add.

Ms. Rivera answered no.

Lou Garty: Explains about taxes, permits, agrees to build as presented, that's it's added safety to property and not harmful to neighborhood, etc.

A motion by Renee Bergman to approve application 23-23 as presented, seconded by John Foley, 9 members voted in the affirmative. Motion carried.

Resolution will be signed at the September 7, 2023 meeting.

Application 23-24, Block 11.03 Lot 1- Zone R1- 208 Memorial Ave -- Zachary Dayton (Homeowner) sworn in by Lou Garty.

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

Mr. Dayton stated that he is seeking to construct a 3-seasons room, a deck and an extension of front porch.

Mr. Wells marked the survey A1 dated June 2023. And marked the proposed project A2, Drawing of Front porch A3, marked photo array A4 to A8, Drawing of 3 season room A9.

Mr. Wells asked the applicant the front porch you are asking for extra room with roof which will be 8ft out from existing porch? And the deck on side of house with sliding glass door from inside the house.

Frank Ryan: Is the gap under the deck big enough for storage?

Mr. Dayton: No

Frank Ryan: Deck will be on side/front as it is a corner property.

Greg Wells: It will be 22ft at the closet point.

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Greg Wells: Why a 30ft deck?

Mr. Dayton: 30ft would be able to access the only spot on the house to add the sliding glass door. The 3 seasons room is currently a slab with an awning. Asking for 2 ft more than existing slab which puts it 12ft out from house. This faces the neighbors back yard. It will be a 324 sq ft addition.

Frank Ryan: It's really an addition since it will have heat and A/C with a flat roof.

Lou Garty: It might need smoke alarm which will trigger all smoke alarms to be hard-wired to be up to code.

Mr. Wells stated that the current Shed sits on the ground. It is 6ft x 10ft. It is currently sitting on neighbor's property and was it like that when you (homeowner) purchased the house. Mr. Dayton you want to purchase a new shed and move it 2 ft off the property line bringing it back on own property.

Jose Calves summarizes the entire project.

The meeting was open for Public Comment.

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.

Lou Garty: Explains about taxes, permits, etc.

A motion by Jose Calves to approve application 23-24 as presented, seconded by Renee Bergman.

Frank Ryan: Add screening to base of deck so can't be used for storage.

A motion by Frank Ryan to amend the existing motion to add the screening, seconded by Marguerite Downham, 9 members voted in the affirmative. Motion carried.

Now the original motion will be voted on again a motion to approve application 23-24 as presented with the condition that screening will be added to the base of the deck so it can't be used for storage. 9 members voted in the affirmative. Motion carried.

Resolution will be signed at the September 7, 2023 meeting.

Application 23-25-Block 14.08 Lot 9 – Zone R1 - 906 Mt. Vernon Ave – Scott Gererd – Applicant is seeking to construct an 2nd story addition on top of existing breezeway and garage, along with any and all other variances, waivers deemed necessary to approve this application.

Scott Gererd – Sworn in by Lou Garty

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

Mr. Wells marked the Survey with Lee Palo's notes A1.

Marked the Survey with no notes A2.

And marked the Renderings A3.

A4 – Floor Plan.

(A) – Front of house

(B)– Rear of House

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(C) – Side of House

Mr. Gererd with Mr. Palo help explained that he wants to connect Breezeway and add an addition above the garage. It will not protrude any further than existing structure. The new addition is lower than current height of the existing house. Keeping the garage as is. The front yard and side yard setback are pre-existing, non-conforming. The rear of property has a shed on footings and is pre-existing, non-conforming and need variances.

The meeting is open for public Comment on This application.

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

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

A motion by John Foley to approve application 23-25 as presented, seconded by Jimmy Stevenson. 9 members voted in the affirmative. Motion carried.

Resolution will be signed at the September 7, 2023 meeting.

Application 23-26, Block 16.04 Lot 17-Zone R1- 735 Mt. Vernon Ave – David Schwartz & Candida DeLago (Homeowners) sworn in by Lou Garty.

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

Mr. Wells stated that this application is seeking to take some garage space to extend the kitchen. Garage door will remain.

A1 – Survey dated July 14, 2023.

A2 – Photo Array taken by homeowners.

There is sufficient space for parking in the driveway. Seeking variance for front yard parking. Variance relief of 8ft for front yard and 8.23 & 5.2ft in side yards for pre-existing, non-conforming condition lot size.

Public Comment - None

Motion to close public comment by John Foley, seconded by Marguerite Downham. Approved.

Lou Garty: Statement about taxes, permits, etc.

A motion by John Foley to approve application 23-26 – 735 Mt. Vernon Ave, as presented, seconded by MaryRita D'Alessandro. 9 members present voted in the affirmative. Motion carried.

Resolution will be signed at the September 7, 2023 meeting.

Lou Garty to explained the process of the resolution and waiting period as requested by the Homeowner.

Application 23-10, Block 8.01 Lot 26 – Zone C1- 931 White Horse Pike –Palo Columbo (Columbo Development, LLC). Applicant is seeking a Preliminary and Final Site Plan approval.

Peter Rhoads, Esquire – representing the applicant

Jack Gravlin (Engineer) sworn in by Lou Garty.

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

Peter Rhoads: My client is seeking to build a strip Center with 8 retail units, 3 of which will be a laundry mat. The other 5 do not have any tenants lined up yet. The side streets are Holly Ave and Park Ave. 10,440 sq ft (.72-acre lot).

This is the same application as what was submitted in 2013 and approved. That application did not move forward.

Jack Gravlin (Engineer) credentials approved by board.

Mr. Gravlin stated that these are the same plans as the 2013 application, just changed the title and made it conform to current standards. This is a 10,092 sq ft freestanding structure with parking in the front. The underlying sub will be used. This is a commercial zone with a 31,469 sq ft lot. The existing driveway will be used. The 2 existing in rear will be closed with sidewalks and curbs. 2 new driveways will be installed on the sides closer to the front. The existing sidewalks on the side streets will remain. The sidewalk on the White Horse Pike will be lined with street lights and brick to match the existing streetscapes. The ordinance requires 55 parking spaces but only proposing 31 spaces.

Greg Wells marked the Site Plan A1 and the existing condition site plan showing the green existing grass area. A2

Mr. Gravlin - Existing pavement removed and green space expanded. The proposed site layout has the residents in back with all the parking and activity in the front. Additional landscaping will be a visual improvement to the business corridor and the building will be a noise buffer to the neighborhood.

Mr. Wells marked the utilities plan: Highlighted sewer line in pink. Water/Sewer/Electric and Gas. A3

Existing sewer line needs to be relocated behind new building; new water main installed at the same time but relocated to the front of the building allowing the sewer line to move 12 ft from the structure. This will all be at the cost of the developer.

Lighting/Landscape Plan will be marked A4

LED fixtures shoebox aimed down, which are night sky friendly. Installing 3 fixtures. Acorn reverse shoebox light fixtures which the town requires in conjunction with streetscape.

Signage: Freestanding sign on corner with 1 facade sign per unit on facade.

Variances & Waivers: 13 needed. Paragraph 16 of the 2013 resolution. C1 hardship area, C2 variance paragraph of the municipal land use approving aesthetics of the White Horse Pike. New building is a modern structure with landscaping along back and adding streetscaping.

Marguerite Downham: Do you have a proposal of what the structure looks like?

Evaluation Plan marked A5

Ryan Linhart: Define the open space you are referring too?

Mr. Gravlin stated the open space/green space will increase by 18% of current condition.

Frank Ryan: Trash enclosure in back is not being buffered against the residents?

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Mr. Gravlin stated that Evergreen plantings along back line and there is an existing fence which is the neighbors. The sewer line will be completely underground.

Full cut lights with reflection all aiming down. Eliminates night glow and is dark sky friendly.

Frank Ryan: Would increase aesthetics of empty asphalt.

The Lighting Plan marked A6

Palo Columbo: The building will be earth tone colors, with emergency exits only in the rear. There will be a dumpster in the rear. No occupants lined up yet besides the laundry mat.

Greg Fusco: 5.5 parking Spaces per 1,000 sq ft is the retail ordinance for HT.

Operations manual was submitted.

Palo Columbo: His Somerdale building with 8 units has had no trash or parking issues. The hours will be no more than 6am to 11pm which is the laundry mat which will have an attendant on site while open. There will be security cameras on the property.

John Foley: Can you use trash cans instead of a dumpster.

Palo Columbo agrees to research that option.

Greg Wells: Maybe possibly put 2 smaller trash enclosures in the back and trash can be scheduled at any time needed.

Palo Columbo will be manager of the Laundry Mat. There will be security system and insurance requirements in the lease agreements for all the tenants.

Mr. Gravlin - The parking plan presented tonight is the best plan as it keeps green space and shields the neighbors by the building. The building is the barrier.

Frank Ryan: Mr. Columbo do you own other centers?

Palo Columbo: Yes.

Signs:

Mr. Gravlin all deliveries will be in the front

Mr. Columbo trash is pick up once a week – 6 yarder dumpsters

Comm Linhart – No tenants now only the laundromat?

Frank Ryan – parking is 5.5 spaces for 100 sq. ft. of property. How many retails store are you looking for, restaurants are different

Mr. Columbo replies that 3 spaces will be used for a laundromat it will be open from 6 am to 11 p.m. seven days a week, which will leave 5 units open

John Foley – When you talk about the other location, the laundromat is there a manager on site at all times, are there camera on site?

Mr. Columbo – yes

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Mr. Gravlin stated that if we moved the building closer, we would lose parking and landscaping. The parking is shielded by the building now.

Frank Ryan – what another tenant do you have in Magnoli –

Mr. Columbo – Columbo Liquors

Mr. Gravlin stated that the freestanding sign is big enough for 8 units to display, but will be willing to reduce the height.

Traffic Pattern allows access from 3 driveways. The NJDOE application shows main access from WHP.

Stop signs and directional arrows as shown on site plan will also be painted on the ground.

Traffic report was dated June 2023.

Greg Fusco's Report:

- Operation statement has been submitted.
- Traffic report has been submitted.
- 7/27/23 – Jack Gravlin impervious coverage submitted.
- Water Main relocation submitted.
- Construction streetscape is consistent with Haddon Township.
- A Developers agreement would be necessary.
- Approval from NJDOE is required.
- Variances as referenced in letter.
- 142-32 B1 – no backing up commercial vehicles onto street.
- All concrete/asphalt needs to be replaced.
- landscaping buffers required.
- Listed all variances needed.

Greg Fusco's letter is on file in the Planning/Zoning Board office.

Ryan Linhart: Questioning rear yard setbacks in regards to sewer and water line locations.

Greg Fusco: Reviewed plan and it is good.

Frank Ryan: Questioning the Facade sign sizes, asking for double?

Mr. Rhoads stated that the owner is willing to reduce the signs to comply with ordinance of max sign of 24 sq ft.

Jimmy Stevenson: Traffic report – DOT has to approve application.

The meeting was open for public comment:

Robert Dempsey (5 E. Holly Ave) – Sworn in by Lou Garty.

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- Agrees something needs to go there.

- Listed stores we don't need.

- No Trash trucks.

- people come down wrong way all the time. Wants signs at visual eye level.

Frank Ryan: Explains that the board cannot make a decision on what goes there as long as it falls within the township ordinance.

Is against this plan

Matt Nelson (22 E. Ormond Ave) – Sworn in by Lou Garty.

- Agrees something needs to go there

- Strip mall doesn't need to be there.

- The WHP already has a laundry mat.

- Parking spots why need less?

- why need a building to be larger than existing footprint?

- Wants something that fits HT.

- Please vote "No"

- What's an explanation is there is a "Yes" vote.

Is against this plan

Samantha Carroll (SoHa Building manager) – Sworn in By Lou Garty.

- Parking spots, high traffic area.

- Flooding at that intersection already.

- Ritz Theater plus them makes that area an unofficial artist area in WHP and it should remain something artsy.

Against this plan

Frank Ryan: why no other tenant will buy? We cannot force someone specific to purchase the property.

Jose Caves: The board has no control over potential uses as long as it is allowed in a C1 zone. Explains what the board has control over.

Lou Garty: Applicant has a right to present footprint.

Denise San Filippo (10 E. Park Ave) Sworn in by Lou Garty.

- lived there for 35 years.

- No more retail.

- Lack of parking not acceptable.

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-Jennings school is a block away.

-Homes will go up for sale if approved.

AGAINST THIS PLAN

Matt Myers (12 E. Ormond Ave) sworn in by Lou Garty.

-Increased traffic in neighborhood.

-Site lines are already bad.

-it is already difficult to pull out onto the WHP.

-There is a bus stop right there.

-Kids in the neighborhood.

-Will less parking than needed and the proposed front parking with 2 lanes, how would emergency vehicles gain access?

Against this plan

Alex Madjeska (10 E. Holly Ave) sworn in by Lou Garty.

-Parking and Traffic concerns.

-HT does not need a crappy strip mall.

Against this plan

Andrea Ayer (100 E. Ormond Ave) sworn in by Lou Garty.

-Thanked the board for their time.

-Doesn't think the traffic study is accurate since the Wawa opened.

-Cars cut down Johnson Ave to avoid WHP already.

-Concerned about Kids playing outside with even more added traffic and people cutting through the neighborhood to get this location.

Against this plan

Dan Johnson (14 E. Holly Ave) sworn in by Lou Garty.

-Don't grant variances.

Against this plan

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

Mr. Rhoads stated that the owner will forgo freestanding sign and use a moment sign. And will use 90-gallon trash cans instead of dumpster.

No planner will testify.

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Lou Garty: Statement about taxes, permits, affordable housing, ADA accessibility, fire marshal approval, easements, trash and recycling, shade tree commission and Camden County commissions, etc.

John Foley: Commented on Traffic report.

Frank Ryan: No turn on Holly Ave or Park Ave signs.

John Foley: If approved, will the project process right away as oppose to last time. Any concerns with supply delays and costs?

Palo Columbo: I am ready to build and supplies are available.

Ryan Linhart: C1 allows a laundry mat?

Lee Palo - Yes

A motion by Jose Calves to approve as amended with denying the freestanding sign, denying 2 waivers, limiting signs to one 24 sq ft per tenant, removal of use of dumpster, no turn signs on side streets, needed developers' agreement and NJDOT approvals, seconded by John Foley.

3 Yes votes, 6 No votes motion denied.

Resolution will be signed at the September 7, 2023 meeting.

Palo Columbo thanked the board for their time.

A motion by Frank Ryan to waive sundown rule and seconded by Jose Calves. All members present voted in the affirmative. Motion carried.

Application 23-22 – Block 21.14 Lot 1 – Zone C1- 206 Haddon Ave – David Welsh (Owner of DJW Haddon Properties, LLC), Applicant is seeking a sign permit with any and all variances, waivers deemed necessary to approve this application.

Matthew Madden Attorney representing the applicant.

Nick Kappatos (Sign Pro's) sworn in by Lou Garty.

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

Mr. Madden explained that his client is seeking to install sign. He is seeking a larger sign than ordinance allows for the aesthetics of the building. Required is 24 sq ft/12 inches, seeking a 94.3 sq ft/30 inches. This property is right next to the C4 zone so we feel this is justified. They will not be adding a side sign which is allows per ordinance with a corner lot. We feel this design is pleasing to the eye.

Nick Kappatos – Sign Pro's has been in business for 31 years. The sign will be non-illuminated and will have individual goose neck lights above. No backing is needed, the lettering will be adhered to the facade of the building. The 3 restaurants listed have 3-year leases and if the tenants change the signs can be easily changed as well.

Frank Ryan: Does it need to be that big?

Marguerite Downham: it sits right on the sidewalk.

Mr. Wells marked A1 plans that have smaller sign with letters 6 inches smaller.

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And Pour House sign A2 brought to show board other signs in the area.

The Haddon Township sign out front of the municipal building. A3

Mr. Kapptos stated that Reunion Hall sign is 46.2'

Restaurants: 8ft with 24inch lettering

Logo: 9sq ft.

The meeting is on now for Public Comment on this application only.

Hearing nothing a motion by Jose Calves to close public comment, seconded by Marguerite Downham. All members present voted in the affirmative. Motion Carried.

Lou Garty: Explains about taxes, permits, agrees to build as presented, Etc.

A motion by Jose Calves to accept the revised submission by the applicant, seconded by Marguerite Downham, 9 members voted in the affirmative. Motion carried.

Resolution will be signed at the September 7, 2023 meeting.

Resolution: 2023-10 – 239 Haddon Ave
2023-14 – 225 Hopkins Road
2023-18 – 404 Wilson Ave
2023-19 – 316 S. Park Drive
2023-20 – 27 Lindis Farne Ave
2023-21 – 27 Washington Ave

A motion by John Foley to accept the above resolutions and seconded by Marguerite Downham. 6 members voted in the affirmative. 0- no votes 3- Abstention (Frank Ryan, Jose Calves and Jimmy Stevenson.) Motion carried.

Public Comment – None

A motion by John Foley to close public comment and seconded by Commissioner Ryan Linhart. All members voted in the affirmative. Motion carried.

A motion by John Foley to go into Executive Session for Potential Litigation, Seconded by marguerite Downham. All members voted in the affirmative. Motion carried.

A motion by John Foley to return to public session, seconded by Jose Calves. All members present voted in the affirmative. Motion carried.

Zoning officer report (Lee Palo): 2 Residents for September meeting and 2 for October Meeting. Secretary Bonnie Richards that the owner of American Construction called and told her she is just taking down signs.

Next meeting – Thursday, September 7, 2023

A motion by Ryan Linhart and seconded by Jose Calves to adjourn the meeting. All members present voted in the affirmative. Motion carried.

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Meeting adjourn 12:15p.m.

Respectfully submitted

Bonnie Richards
Secretary