

The Township of Haddon Planning/Zoning Board Meeting

Minutes

THURSDAY, DECEMBER 7, 2023

A regular meeting of the planning/zoning board of the Township of Haddon was held on Thursday, December 7, 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	Absent
Frank Ryan	Present
James Stevenson	Present
Commissioner Linhart	Present (arrived 7:57pm)
Gregory Wells	Present
Jose Calves	Present (arrived 7:34 pm)
Meredith Kerschner	Excused
Chris Janoldi	Present
Mary Rita D'Alessandro	Present

Also present

M. Lou Garty, Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Board's Engineer and professional Planning consultant

A motion was made by John Foley to approve the minutes for November 2, 2023, seconded by Renee Bergmann, all members present voted in the affirmative. Motion carried.

Old Business: None

New Business:

Application 23-28 Block 12.01 Lot 4 – Zone C-4, 568 W Cuthbert Blvd – Rackson restaurant, LLC
Applicants are seeking bulk variance relief to permit a reader sign on the approved freestanding sign, along with any and all variances, waivers deemed necessary to approve this application.

Sara Werner, Esquire, attorney for the applicant.

Ms. Werner stated that her client is here tonight to correct the error, that was made.

Jim Miller – Planner – Sworn In

Mr. Miller stated that there was a miscommunication for the reader board. This is in a C-2 shopping center district. I believe that this reader board is appropriate for this area. The benefits of this sign help's for hiring, times of operation, menu, it is a small changeable sign. The whole sign Package is smaller than

Page 2

when it was Wendy's. I do not believe there is any detriment, I believe it is a better zoning plan. In the Master Plan the use is permitted.

FR – I do not believe there was any miss communication please explain it is on the plans but says optional. I believe it was withdrawn because of push back.

RR – Do you have any knowledge of when the reader sign was put up? Other applicant does not have reader boards, (McDonald's, The Liquor Store

JM – It is a non-intrusive board. Burger king has these boards all other (mostly)

FR – If our ordinance prohibited it, why should this one be granted?

CJ – It is a white board with back letters nothing else on the board?

Mr. Rotz open the meeting to the public on this application only.

A motion by John Foley to close the public portion, seconded by Greg Wells. All members present voted in the affirmative. Motion carried.

Mr. Rotz asked the applicant if they had anything else to add.

They replied nothing more

Mr. Rotz asked the board if they have anything else to add. Again, nothing more to add.

A motion by John Foley to approve application 23-28 – 568 W Cuthbert Blvd. as presented, seconded by Greg Wells. 0- yes votes – 9 – No voted motion denied.

Application 23-35 – Block 15.02 Lot 45 – Zone R-1 – 508 Homestead Avenue – Melissa Knoerzer – Applicant is seeking to convert the garage into living space and adding a first-floor bathroom. Seeking front yard parking relief, along with any and all other variances, waivers deemed necessary to approve this application.

Melissa Knoerzer – Sworn In

Rich Knoerzer – Sworn In

RR. – Stated that there is a survey in the package and the survey is dated 10-9-23 it will be marked A-1, This is a 2-car garage?

MK - Yes, it is a 2-car garage and we want to remove the 2 garage doors and add windows.

RR – You have architect elevation we will mark those A2 and an array of photo's they will be marked A3.

MK – the owners before us made a 1 car garage into a 2-car garage with a suite upstairs.

Page 3

RR – You are doing everything correctly.

Page 3

MD – Did the previous owner get permits to make a 2-car garage?

MK – we moved in September 2013; we have not touched the home since we bought the house.

RR – you are seeking relief for pre-existing, non-confirming requirements, Lot size, Lot Frontage, Lot Width Side Yard on both sides, aggregate,

MD – The fence in the back, is that yours?

MK – No it is the neighbors.

RR – The shed is only 1.69' from the property line.

MK – We want to only put a 4' fence in the left side.

RR – You need relief from front yard parking, you have a double wide driveway.

MK – You have to go through the main house to get to the garage. We do not have a bathroom on the 1st floor and we would like to put one in on the 1st floor.

RR – Open the meeting to the public on this application only.

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

Mr. Rotz asked the applicant and the board if anyone had anything else to add.

Hearing nothing Mr. Rotz asked for a motion.

A motion by Jose Calves to approve application 23-35 – 508 Homestead Ave as presented, Seconded by John Foley. 9 members voted in the affirmative, 0- No votes. Motion carried.

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

Application 23-37, Block 26.05 Lot 8 – Zone R-2 – 82 Elgin Avenue – John Tredinnick – Applicant is seeking to construct a 2nd story addition seeking pre-existing condition with front yard setback, side yard setbacks, For the garage need rear and side yard setbacks, For the shed needs side yard setback relief along with any and all variances, waives deemed necessary to approve this application.

Thomas Keywood Esquire, attorney for the applicant. (the applicant could not be here tonight)

TK – This property is on the corner of Elgin and Cambridge, the 2nd floor will replace the ½ story He will be adding 448 sq. ft. addition, it is now a bungalow style and would like to bring it up to date.

Page 4

He is seeking relief of lot area where 6,000 is required exists is 5,000, needs relief of 1,000 sq. ft., lot frontage required 50' exists 40' relief of 10', lot width required 50' exists 40' relief of 10', 2 front yard setbacks 25' required on both sides exists 13.5' on one side and 9.9' on the other side relief of 11.5' and 15.1', rear yard setback required 25' exists 3.6' relief of 21.4', side yard setback required 6' exists 2.1' relief of 3.9', Accessory building required 5' exists 2' relief of 3' and maximum building coverage 30% exists 35% relief of 5%, these are all pre-existing conditions. The addition will go up not out. It will be 3 bedrooms on the 2nd floor and a full bath, I do have the contractor here if you have any questions for him. And it will be vinyl siding.

GW – Was there a variance for the shed?

Greg Gallagher contractor – Sworn In

RR – Survey is current and will be marked – A1, the photo array will be marked A2, Mr. Palo took the pictures, architecture drawing marked A3, Are there any photo of the street view?

Greg Gallagher – The construction will match.

TK – It will be consistence and will be a benefit for the neighborhood.

FR – You are expanding to double the size, not always to best, what is the size of the shed?

TK – The applicant has not done anything to the property.

RR – Was there a variance granted before the shed or garage was installed?

JC – When did the owner move in?

GR - The house and garage was around 1940 shed 2007

FR – Remove one or come back

JC – The main application seems less important than the garage and shed.

CRL – Can we make a decision with conditions.

FR – The owner attorneys is getting a sense from the board it is the applicant burden.

TK – Asking for continue to the next meeting.

A motion by Greg Wells to table this application until the 1-4-24 meeting. Seconded by Renee Bergmann, all members present voted in the affirmative. Motion Carried.

Application 23-38 – Block 29.08 Lot 12 – Zone R1 – 214 Harding Ave – John Bradley and Camille Introcaso – Applicants are seeking to construct an addition seeking lot area, lot frontage, lot width, front yard

setback, side yard setback and total sides relief along with any and all other variances, waivers deemed necessary to approve this application.

Mr. Ryan, Mr. Wells and Mrs. Downham recued themselves.

John Bradley – Sworn In

Mr. Rotz – You have a survey and it is current it will be marked a-1 the drawings will be marked A-2, This addition will be less than 400 sq. ft. you are seeking a bulk variance.

Variance	Required	exists	relief
Lot Size	10,000	5,818.3	4,181.70
Lot Frontage	75'	50'	25'
Lot width	75'	50'	25'
Front Yard	30'	27.40	2.6'
Side Yard	10'	9.8'	.2'
Total sides	25'	19.8	5.2'

JB – Stated that the shed is being removed.

RR – the accessory structures (Garage) the setbacks are required 5' from all property line, exists is 1.40' on one side and 1.80' on the other side.

JB – Stated that 200 sq. ft. of concrete is being removed.

RR – the photo array will be marked A3, Mr. Palo took the pictures

Mr. Rotz opened the meeting to the public.

Hearing nothing a motion by John Foley to close the public portion, seconded by Renee Bergmann. All members present voted in the affirmative. Motion Carried.

Mr. Rotz asked the applicant and board if they had anything else to add. Hearing none, Mr. Rotz asked for a motion.

A motion by Jose Calves to approve application 23-38 as presented. Seconded by John Foley. 7 members voted in the affirmative, 0- No votes, motion carried.

Application 23-39 – Block 21.05 Lot 10 – Zone R2 – 218 Virginia Avenue – Colleen and Kevin Cuneo – Applicants are seeking to construct a 2-story addition in the rear of the property. Seeking relief from front yard setback required is 25' exists is 14.1' needs relief of 10.9' also maximum impervious coverage 60% is allowed exists is 69% needs relief of 9%, along with any and all other variances, waivers deemed necessary to approve this application.

Colleen Cuneo – Sworn In

Kevin Cuneo – Sworn In

Page 6

Mr. Rotz – looked at the survey, it is dated 11-2-23 and marked it A1, the drawings are being marked A2.

CC – Stated they are requesting to construct a 2-story addition adding 391 sq. ft. using the same footprint. We want to add living space to the second for the main bedroom, which would be above the first-floor addition. Seeking relief for pre-existing condition of the front setback where we need 25' exists is 14.1' needs relief of 10.9'. The impervious coverage already exists as well.

RR – The impervious exists due to an inground pool, concrete around the pool and a deck and a shed for pool equipment, also there is a 6' fence which is allowed due to the pool.

You have a photo array which we will mark A3

CC – that is correct

Mr. Rotz open the meeting to the public

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

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

A motion by Greg Wells to approve application as presented with the condition that will be in the resolution. Seconded by Renee Bergmann. 9 members voted in the affirmative. Motion carried.

Redevelopment Designation

The governing body asked The Township planner and Engineer to review and do a report of an area in need of redevelopment.

The board was given a copy of Key Engineer's report. The board discussed the township Demographics, the site area, the Master Plan, close to schools, elementary, Middle and High School, walking or biking to Patco, Haddon Ave. there are many stores vacant now. After much discussion the board concluded that the redevelopment study area meets the criteria. The designated area is a non-condemnation area in need of redevelopment and is consistent with the Master plan.

Mr, Rotz open the meeting to the public

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

A motion by Frank Ryan to add founding and accept report for area in need of redevelopment. Block 17.06 Lot 3 – 413 W. Crystal Lake Ave. Seconded by James Stevenson. 9 members voted in the affirmative. Motion carried.

The Board Secretary and the Solicitor is authorized by the board to transmit to the Municipal Clerk of the Township of Haddon the informal communication to the Clerk and when the resolution is done at the next meeting send that to the Municipal Clerk.

Page 7

Resolutions

A motion was made by John Foley to approve resolutions 23-31 – 222 Fern Avenue, and 23-36 – 75 Akron Ave, Seconded by Greg Wells. 9 members voted in the affirmative. Motion carried.

Public Comment - None

Zoning officer report (Lee Palo): Thank you board for a great year. See you next year

Next meeting – Thursday, January 4, 2024

Hearing nothing further tonight for the Haddon Township Planning/Zoning Board a motion was made by John Foley to adjourn the meeting and seconded by Greg Wells. All members present voted in the affirmative. Motion carried.

Meeting adjourned 10:07 P.M.

Respectfully submitted

Bonnie Richards, Secretary