

The Township of Haddon Planning/Zoning Board  
Meeting Minutes  
Thursday, January 4, 2024

A regular meeting of the planning/zoning board of the Township of Haddon was held on Thursday, January 4, 2024, in the municipal building court room (2<sup>nd</sup> floor), located at 135 Haddon Ave, Haddon Township, New Jersey.

The meeting was called to order by Secretary Bonnie Richards

Flag Salute  
Confirmation of Sunshine Law

Roll Call

Richard Rotz	Present
John Foley	Present
Renee Bergmann	Excused
Marguerite Downham	Present
Joe Buono	Present
Frank Ryan	Present
James Stevenson	Present
Commissioner Mulroy	Present
Gregory Wells	Present
Jose Calves	Present
Meredith Kerschner	Present
Chris Janoldi	Absent
MaryRita D'Alessandro	Excused

Also present

M. Lou Garty – Solicitor  
Lee Palo – Zoning Officer  
Gregory Fusco – Township Planner and engineer

Swearing in of New or re-appointed members – Lou Garty sworn in the following – Frank Ryan, James Stevenson, Commissioner Mulroy, Jose Calves.

Re-Organization

Mrs. Richards asked for Nomination for Chairman:

Mr. Wells nominated Richard Rotz, Seconded by John Foley.

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

A motion by Jose Calves to approved richard Rotz as Chairman for the Planning/Zoning Board for the year 2024 and Seconded by John Foley. All members present voted in the affirmative. Motion Carried.

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Congratulation Mr. Rotz.

At this time Mr. Rotz took control of the meeting.

Mr. Rotz asked for Nominations for Vice Chair.

A motion by Marguarite Downham to appoint Gregory Wells, seconded by James Stevenson.

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

Mr. Rotz asked for a voted by acclamation.

Congratulation Mr. Wells

Mr. Rotz asked for nomination for Secretary.

A motion by James Stevenson to appoint Bonnie Richards, Seconded by John Foley.

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

Mr. Rotz asked for a vote by acclamation. Congratulation Mrs. Richards

Mr. Rotz asked for Nominations for Township Engineer.

A motion by Jose calves to appoint Greg Fusco (Key Engineer) and Seconded by Marguerite Downham.

A motion by Jose calves to close nominations, seconded by Greg Wells. All members present voted in the affirmative. Motion carried.

Mr. Rotz asked for a vote by acclamation. Congratulation Mr. Fusco.

Mr. Rotz asked for Nominations for Solicitor.

A motion by Frank Ryan to appoint M. Lou Garty Law Firm, seconded by John Foley.

A motion by John foley to close the nominations, seconded by Joe Buono. All members present voted in the affirmative. Motion caried.

Mr. Rotz asked for a vote by acclamation. Congratulation Lou.

A motion by John Foley, to approve the minutes from December 1, 2023 seconded by James Stevenson, 7 yes votes o- no votes 2 abstention (Joe Buono and Commission James Mulroy) Motion carried.

**Old Business:**

Application 23-27 – Block 26.05 Lot 8 – Zone R2 - 82 Elgin Ave – John Tredinnick – Continuation from December 7, 2023. Seeking to construct a 2<sup>nd</sup> story addition.

Chuck Patrone, esquire - representing owner.

Shed is new, not pre-existing.

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John Tredinnick (Homeowner) was sworn in Lou Garty.

Started renting the house in 1985, bought the house in 1991.

The house was constructed in 1947, detached garage on corner, 1 ½ story bungalow corner lot, 2 bedrooms on 1<sup>st</sup> floor, 1 bedroom on 2<sup>nd</sup> floor with vaulted ceiling, 518 square feet on 2<sup>nd</sup> floor want to add 448 square feet for a total of 966 square feet on the 2<sup>nd</sup> floor.

1<sup>st</sup> floor bedrooms are very small, wants a bigger master bedroom on 2<sup>nd</sup> floor. House needs a new roof, trusses and windows so this is a good time to redo everything. The 1<sup>st</sup> floor bedrooms will hopefully become a library and a bedroom for their elderly parents.

Neighborhood area – Elgin Ave and Elgin Circle mostly have 2 story houses. This is smallest house on the block. The others started as Bungalows and have since been added too. This house looks out of place. The lot is 40' x 125'

Marked A1 – Pictures submitted to board.

Driveway was not expanded since he bought the house. The concrete dog pen area has been removed. The shed was put on dirt years ago. The drainage between the 2 properties in good.

The picture array from the 50's, 60's and 70's are the neighbor's photos.

Greg Fusco stated that the Township put in the apron and sidewalks.

Jose Calves: Why are we discussing impervious coverage when he doesn't need that variance.

Shed is 12 x 10 x 14 = which is 20 sq ft larger than what is permitted (10x10x10). It is located adjacent to property line between existing house and detached garage. It sits in a nook, isolated so usable yard space.

2 car garage – no room for outside equipment, it barely fits cars. It has pull down stairs for a small storage space for decorations. The equipment is in shed so it's not outside in view.

Marguerite Downham: Could the outside equipment fit in a 10x10x10?

John Tredinnick: Yes

Frank Ryan: Is the shed taller than the existing garage?

John Tredinnick: No, but in the pictures, it looks bigger, because the shed is sitting on cinder blocks.

Greg Fusco: Garage is roughly 14ft high based on photos.

Greg Wells: The ordinance says only 1 accessory structure per lot.

Frank Ryan: Is there a size limit for garages?

Bonnie Richards: Not that she could find.

Frank Ryan: This is an over covered lot already. Corner lot: Garage and shed in front yard.

Marguerite Downham: Have you considered a side saver? It was approved on a previous application and might be a better idea.

Greg Wells: Would a side saver be as wide as a shed?

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The meeting is now open to the public.

Witness: Kevin Matchette (84 Elgin Ave) sworn in by Lou Garty.

- Lives directly next door
- Colonial 2 story house
- Lot 6100 sq ft
- Has lived there for 8 months
- It will increase property value
- He has no issues with noise doing construction.
- The height of shed causes no problems
- Would rather see equipment in shed than outside
- Strongly supports application
- Feels the Tredinnick's have worked hard to afford this

John Foley: Any excess water?

Kevin Matchette: No problems. Had concerns with excessive storms, but no issues on property or in neighborhood.

Motion to close public comment by Jose Calves and seconded by John Foley. A members voted in the affirmative. Motion carried.

Chuck Patrone: Thanks board and recaps what they seeking and the benefit to the neighborhood.

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

Old time photo array is marked A4.

Marguerite Downham: Addition she is good with but convinced driveway was done by Township.

Lou Garty: Advises the board they can separate the vote to do the addition and shed separately.

Frank Ryan: Heights of addition is 29ft but complies. Only way to relief.

Jose Calves: Reminds board it is pre-existing, non-conforming.

James Stevenson: Ordinance was designed to encourage bungalows to build up and not out.

Greg Wells: Shed was built in 2007.

Jose Calves: Most of the talk was about the height of shed.

Chuck Patrone: Applicant is willing to reduce the shed to a 10x10x10 but still needs variance and will reduce height of shed.

Richard Rotz: Undersized lot, corner lot, survey shows buffer, so property looks bigger than it is.

A motion by Jose calves to approve application as presented but with the smaller shed and seconded by John Foley. 7 members voted in the affirmative. 2 Board members abstained (Joe Buono, Commissioner Mulroy) because they were not present for the prior hearing on the application in December, 2023. The Motion to grant the relief based upon the proofs and conditions as summarized was carried. 7-0

There was a discussion that a Resolution will be adopted and signed at the February 1, 2024 meeting.

**New Business:**

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Application 24-01, Block 17.04 Lot 12, Zone R1 - 316 Glenwood Ave – Arshwin and Allison Asjes (Homeowners) Applicants are seeking relief from, front yard parking so they can convert their garage into living space. With any and all other variances, waivers deemed necessary to approve this application.

Arshwin Asjes – Sworn In

Allison Asjes – Sworn IN

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

Mr. Asjes stated that there are seeking relief from front yard parking so they can convert their garage into living space. It's a 3 bedroom and 1 ½ bath house. They have 2 little kids and concern is living space. The conversion is for a dining area and a playroom.

Mr. Rotz looked at the survey, it is dated October 24, 2023 and will be marked A1 as well as the plans/Alteration will be marked A2.

RR – What material will be used?

AA - New material made of wood, 2<sup>nd</sup> floor vinyl siding in light green. The new material will match the existing. New window will match the level of the existing windows on the 1<sup>st</sup> floor. The neighborhood has similar looks.

RR – You are also requesting a 10x16 shed since eliminating the garage.

Aa - Yes

RR – The picture of the shed will be marked A3, there is a 3 feet mason wall in backyard so shed will sit lower than part of the yard, is that correct.

AA - yes

Greg Fusco: Confident the height of shed is close to 10ft based on picture.

The variance set backs are listed on survey.

Meeting is open to the Public, hearing nothing a motion by John Foley to close the public portion, seconded by Joe Buono. All members present voted in the affirmative. Motion carried.

RR – Any more discussion from the board?

Greg Wells: Can 2 cars fit in existing driveway? AA: Yes

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

Marguerite Downham: Not happy with shed size

Jose Calves: Passes bulkiness test

A motion by John Foley to approve the application as presented and seconded by Jose Calves. 9 members voted in the affirmative. Motion carried.

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Resolution will be signed at the February 1, 2024 meeting.

Application 24-02, Block 6.01 Lot 8 – Zone R2 - 9 Wilson Ave – Salvatore Ramos (homeowner) – Applicant is seeking to expand his front porch, needs relief of front yard setback required is 15' exists 15' asking for 10' of relief, along with any and all other variances deemed necessary to approve this application.

Salvatore Ramos- Sworn in by Lou Garty

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

Mr. Ramos - Seeking to expand front porch, needs relief of front yard set-back.

RR - Marked Survey A1 dated October 30, 2023. You will be refinishing front porch and cover, correct?

The Homeowners drawings we will mark A2

The Photo of house taken by Lee Palo we will mark A3.

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

The board looked at the survey, the plans and the photo and Mr. Rotz opened the meeting to the public on this application.

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

Mr. Rotz asked the board if they have anything else to add.

A motion by Jose Calves to approve application 24-02 for 9 Wilson Ave for the relief requested as presented and seconded by John Foley. 9 members voted in the affirmative. Motion carried.

Resolution will be signed at the February 1, 2024 meeting.

Application 24-03, Block 21.02 Lot 4, Zone R2 - 210 Emerald Ave – Dominic Herron (Homeowners)

Applicant is seeking to construct a 2-story addition in the rear yard, seeking pre-existing condition with front yard setback where 25' is required, exists is 14.2' asking relief of 10.8', along with any and all other variances, waivers deemed necessary to approve this application.

Dominic Herron was sworn in by Lou Garty.

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

DH - Seeking to construct a 2-story addition. Needs front yard and back yard set-back relief.

RR – The Survey dated October 19, 2023, will be marked A1, you are looking to add a 2<sup>nd</sup> story addition on rear of property. 12x20x30 for a total of 480 sq ft. to be added, correct?

DH - Yes

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RR - The Photo Array taken by you the owner, is that correct and it will be marked A2.

DH – Yes, I took the pictures

RR – The plans which are in our package will be marked A3. All the renovations are in the rear, correct? And you are adding a 480 square feet addition. The existing bump out is being removed.

DH – Yes

RR – The meeting is now open to the public for anyone who may want to comment. Hearing none Mr. Rotz asked for a motion to close the public portion.

A Motion BY John Foley to close public comment and seconded by Greg Wells. All members present voted in the affirmative. Motion carried.

RR – Does the board have anything else to add? Nothing was added.

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

RR – Asked for a motion.

A motion by Jose Calves to approve application 24-03 as presented and seconded by John Foley. 9 members present voted in the affirmative. Motion carried.

Resolution will be signed at the February 1, 2024 meeting.

Application 24-05, Block 24.03 Lot 4 – Zone R2 - 113 Utica Ave – Alexander Tessing Applicant is seeking to construct a 13' x 35' x 12' garage total height will be 13'8" seeking relief from front yard setback, along with any and all other variances, waivers deemed necessary to approve this application.

Alexander Tessing and Allyssa Louis sworn in by Lou Garty

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

RR - You are seeking to construct a 13x35x12 garage in rear yard. Needs front yard and side yard setback relief.

RR – Your survey is current and will be marked A1.

AT – the existing shed will be removed. New garage will be place on existing driveway. It will be a steel garage with a garage door on the front and normal door on the side. It will be used for storage as the house has no basement or attic. With my job I need to live in town I am a Westmont Firefighter.

RR - The Photo Array – Did you take the pictures?

AT – Yes

RR – We will mark them A2

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RR – The specs will mark A4

RR – The meeting is now open to the public: hearing nothing from the public, Aaked for a motion to close the public portion.

A motion by Marguerite Downham to close the public comment and seconded by Jose Calves. All members present voted in the affirmative. Motion carried.

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

RR - Is there any more discussion: None

A motion by Marguerite Downham to approve application 24-05 as presented and seconded by Jose Calves. 8 Members voted in the affirmative, 1- No vote (Frank Ryan) Motion carried.

Resolution will be signed at the February 1, 2024 meeting.

Resolutions: 2023-28 – 568 W. Cuthbert Blvd  
2023-35 – 508 Homestead Ave  
2023-38 – 214 Harding Ave  
2023-39 – 218 Virginia Ave

A motion was made by Greg Wells to accept the resolutions 23-08 – 568 W Cuthbert Blvd, 23-35 – 508 Homestead, 23-38 – 214 Harding Ave, 23-39 – 218 Virginia Ave and seconded by John Foley, 7 members voted in the affirmative, 0- no votes 2- abstentions (Commissioner James Mulroy, Joe Buono) Motion to adopt the Resolutions carried.

2024-PB-01 report its finding area in need of redevelopment block 17.06 Lot 3

A motion by John Foley to adopt Resolution 2024-PB-01, memorializing the Board's action at the December 7, 2023 meeting in which the Board's Planner provided testimony in support of his report stating his opinion that the property meets the standard for determining that the Area is in need of Redevelopment for Block 17.06 Lot 3. The Motion was seconded by Greg Wells. 7 members voted in the affirmative, 0- no votes – 2 Abstentions (Joe Buono, Commissioner James Mulroy) Motion carried.

Public Comment: None

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

Zoning officer report (Lee Palo): \$20,000 plus in revenue in 2023. Next month so far as 3 commercial and 1 residential Applications will be ready to be heard by the Board.

Next meeting – Thursday, February 1, 2024



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

Respectfully submitted,

Bonnie Richards  
Secretary

Kimberly Schemelely also attended and took minutes.