

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

A regular meeting of the planning/zoning board of the Township of Haddon was held on Thursday, April 4, 2024, in the municipal building court room (2nd floor), located at 135 Haddon Ave, Haddon Township, New Jersey was called to order by Chairman Gregory Wells.

Flag Salute

Confirmation of Sunshine Law

Roll Call

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

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 from March 7, 2024 seconded by Joe Buono, 5 members voted in the affirmative. 0- no votes, 5 Abstentions (Frank Ryan, James Stevenson, Meredith Kirschner, MaryRita D'Alessandro and Chris Jandoli). Motion carried.

Old Business: None

New Business:

Application 24-16, Block 15.02 Lot 37- Zone R-1 - 659 W. Crystal Lake Ave – Dominic & Chris Corrado, applicants are seeking to construct a 2nd story addition.

Dominic & Chris Corrado – Homeowners - sworn in by Lou Garty.

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

Greg Wells stated that the applicants are Seeking to construct a 2nd story addition. Seeking relief of: 1,875 sq. ft (Lot), 9.97' (Lot Width), 29.76' & .24' (front) & 3.62' (side).

The survey you supply dated 2/23/24 will be marked A1, the plans A2, the photo array taken by Lee Palo will be marked A3.

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The homeowner stated that the 2nd floor will be siding and will only be over the garage (9ft wide).

Public Comment: None

A motion by John Foley to close public and seconded by James Stevenson, all members present voted in the affirmative. Motion carried.

Discussion: None

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

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

Resolution will be signed at the May 2, 2024 meeting.

Application 24-17, Block 22.10 Lot 1 – Zone R-2 - 403 E. Melrose Ave – William Tessing – applicant is seeking to install a 4' fence in side where 3' is allowed.

William Tessing (homeowners) sworn in by Lou Garty

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

Wells - Seeking to install a 4ft fence where a 3ft is allowed. We will mark the following

A1- Survey dated 2/8/2024 (Plain)

A2 – Survey dated 2/8/2024 (Red markings)

A3 – Fence photo passed out by Homeowner

A4 – Photo Array taken by Lee Palo

Homeowner: Other homes in the area have a similar fence. The posts are 4ft high but the fence slopes down and the lowest point is 3.6'.

Fusco: Fence needs to be set back further from the sight line.

Ryan: Option to approve with the stipulation that an engineer calculates how far back to get out of site triangle and then Township engineer approves.

Garty: Applicant will submit placement to Township Engineer Greg Fusco for final approval.

Ryan: Is the 5ft section completely in the rear.

Homeowner: Yes

Wells: They do not need approval for that.

Public Comment: None

A motion by John Foley to close the public comment and seconded by MaryRita D'Alessandro, all members present voted in the affirmative. Motion carried.

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

A motion by Frank Ryan to approve application as submitted but no relief granted for the sight line and final placement needs to be approved by Township Engineer, seconded by John Foley. 9 members voted in the affirmative. Motion carried.

Resolution will be signed at the May 2, 2024 meeting.

Application 24-19, Block 6.01 Lot 24 – Zone R-2 - 38 Lincoln Ave – Francisco Tubens, Applicant is seeking front yard parking relief on Lincoln Ave, this is a corner property.

Francisco Tubens (Homeowner) sworn in by Lou Garty.

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

Wells stated that he will mark the following

A1 – Survey dated 2/20/2024 (Plain)

A2- Survey dated 2/20/2024 (Red Markings)

A3 – Photo array taken by Lee Palo

Homeowner: The driveway is in back of house and would have to walk around the corner to access the house, 5 cars parked on the street, Remy's tractor Trailers pull down the street, seeking front yard parking on the right side of the house. The police will only give 2 on-street parking permits. The neighbor to the right has a front yard driveway as well. Almond Brothers quoted him that 4 cars will be able to park in the new driveway.

Fusco: Will need a road opening permit.

Wells: The back shed is too close to property line, but is pre-existing, non-conforming so will add the relief for the shed to the application. Needs relief of 1.9' and 3.1'.

Ryan: Is the lot coverage good?

Palo: Yes

Homeowner: He has also been parking the cars on the grass in the winter to allow for snow plows to come down the street.

Ryan: Will it be plain white concrete?

Homeowner: Yes

Public Comment: None

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A motion by John Foley to close public comment and seconded by MaryRita D'Alessandro. All members present voted in the affirmative. Motion carried.

Discussion: None

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

A motion by John Foley to approve application as presented and seconded by Frank Ryan. 9 e=members voted in the affirmative. Motion carried.

Resolution will be signed at the May 2, 2024 meeting.

Application 24-20, Block 16.06 Lot 1 – Zone R-1- 815 Redman Ave – Michael Fisher & Michael Fisher Jr. – Applicants are seeking to construct a New House.

Michael Fischer and Michael Fischer Jr. (Homeowner) sworn in by Lou Garty.

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

Wells – stated you are seeking to demolish the existing house and build a new house. So, we will mark the following:

A1 – Survey dated 2/27/2024

A2 – Pictures of proposed new house

A3 – Photo array taken by Lee Palo of existing house.

Fischer - Current house is non-conforming on three sides and the new house will be conforming on three sides. The new 2 story house that will be no taller than 35ft and will 3100 sq ft., We are only seeking front yard relief.

Mulroy: Is there a basement currently and will you be keeping the same basement?

Homeowner: Yes, but will be making it larger.

Garty: Explains to homeowner about the affordable housing fees.

Mulroy: States that it will make the neighborhood better.

Public Comment:

Antonio Kems (813 W. Redman Ave) sworn in by Lou Garty.

- Will look good in Neighborhood
- it will be an improvement
- it will increase value of neighborhood
- Brings the lot into more conforming condition
- Very Nice corner property

A motion by John Foley to close public comment and seconded by James Stevenson, all members present voted in thee affirmative. Motion carried.

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Discussion: None

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

A motion by John Foley to approve application as submitted and seconded by Merdith Kirschner. 9 members vote in the affirmative, Motion carried.

Resolution will be signed at the May 2, 2024 meeting.

Application 24-22, Block 22.12 Lot 69 – Zone R-1 - 6 Hampton Road – Paul Pedrow Applicant is seeking to construct a 2-story addition to rear of house.

Paul Pedrow - (Homeowner) sworn in by Lou Garty.

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

Wells – You are seeking to construct a 2-story addition seeking relief as listed on Survey. We will mark the following:

A1 – Survey dated 3/8/2024 (Plain)

A2 – Survey dated 3/8/2024 (Red marking)

A3 – Photo array taken by Lee Palo.

A4 – Site Plan

A5 – Elevation Plan

All reliefs are pre-existing.

Buono: What's the added square footage?

Homeowner: 208 sq ft

Foley: How long have you lived there?

Homeowner: 1 year

Public Comment: None

A motion by John Foley to close public comment and seconded by James Stevenson, all members present voted in the affirmative. Motion carried.

Discussion: None

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

A motion by Frank Ryan to approve application as submitted and seconded by James Stevenson. 9 members present voted in the affirmative. Motion carried.

Resolution will be signed at the May 2, 2024 meeting.

Resolution: 2024-07 – 400 W. Cuthbert Blvd
2024-06 – 1025 Emerald Ave

2024-12 – 105 Hazel Ave
2024-14 – 20 Reeve Ave
2024-13 – 411 E. Melrose Ave
2024-15 – 109 US Hwy Rt 130 N

A motion by John Foley to approve the above resolutions and seconded by Joe Buono. 5 members voted in the affirmative on Resolutions 2024-12, 2024-14, 2024-13, Abstention by James Stevenson, Frank Ryan, Chris Jandoli and MaryRita D'Alessandro. 4 members voted in the affirmative for 2024-15 abstention from James Stevenson, Frank Ryan, Chris Jandoli, MaryRita D'Alessandro, Commissioner James Mulroy. Motion carried.

Public Comment: None

Zoning officer report (Lee Palo): May (5 applicants so far), Read planner as HT is mentioned in it.

Next meeting – Thursday, May 2, 2024

A motion by John Foley to close meeting and seconded by James Stevenson. All members present voted in the affirmative. Motion carried. Meeting adjourns.