

The Township of Haddon Planning/Zoning Board

Meeting Minutes

Thursday, June 6, 2024

A regular meeting of the planning/zoning board of the Township of Haddon was held on Thursday, June 6, 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	Present
John Foley	Present
Renee Bergmann	Excused
Margurite Downham	Present
Joe Buono	Present
Frank Ryan	Present
James Stevenson	Present
Commissioner James Mulroy	Present
Gregory Wells	Excused
Jose Calves	Present
Meredith Kerschner	Present
Chris Janoldi	Present
MaryRita D'Alessandro	Present

Also present

M. Lou Garty Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Professional Engineer and Planner

A motion by Marguerite Downham to approve the minutes from May 2, 2024, seconded by James Stevenson, 6 members voted in the affirmative, 3- Abstained by John Foley, Jose Calves, Kerschner. Motion approved.

Old Business: None

New Business:

Application 24-09, 7 & 9 E. Crystal Lake Ave has been postponed to the July 10, 2024 meeting. Not required to re-notice.

Application 24-21 – 106/108 Black Horse Pike has been postponed to the July 10, 2024 meeting, Not required to re-notice.

Application 24-29, Block 20.13 Lot 47 – Zone R-1- 301 W Park Blvd – Leslie and Kevin Coogan, Applicants are seeking to construct a two-story addition with a new kitchen and master bedroom, The applicants are seeking a bulk variance from side yard setback, along with any and all variances, waivers deemed necessary to approve this application.

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

Christopher Bett (Attorney)
Leslie Coogan – Sworn In – owner
Jay Reinert- Sworn in Architect

R.R. – We will mark your exhibits
A1 – Print aerial shot
A2 – Ordinance # 1441
A3 – Survey & plans
A4 – Plans

Mr. Berr explained that the applicant is seeking a 2-story addition
The applicant is seeking the following variances.
Lot area needs relief of 806 s. f.
Lot side yard setback needs relief of 7.44'
Lot total side yard needs relief of 12.52'
Accessory building side yard needs relief of 2'
Accessory building rear yard needs relief of 4.20'
Residential off-street parking – w parking spots in front of the house existing and proposed.

Mrs. Coogan – explained how they are out growing their current house and how the shape of the lot is irregular, we applied 4 years ago to expand and was turned down, there was an encroachment issue and we had to resolve it. We did fix it in 2020 working with the Township, the township vacated a small piece of their property so we could fix the problem.

Jim Stevenson stated that there is a water main there that is why we could only give a small portion.

CB – The applicant has removed the shed and fence and has cleaned up the property. The property is irregular shape. And we believe it has fulfilled all the negative criteria, the addition will be on the same footprint as the existing deck.

Mrs. Coogan – We have 10-year-old twin boys growing out of the house. It will be going over the existing patio, it is a nicely wooded area, there is still a paper street township owned.

JR – Architect – The deck will be a CMU foundation.

RR – on the right side of the house?

JR – Yes as it relates to the front door. This works well with the house.

JF – the new addition will not add to the imperious coverage

FR – it is about 2/3 more but still does not reach the amount.

RR – How many sq. ft. are you adding?

JR – 950 sq. ft. of coverage

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RR – Will it be built as the drawing exhibit A3? The survey is part of A3

Lou Garty – explains about style, conditions, taxes, permits, inspections, assessments, etc.

The meeting is open to the public

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

Jim Stevenson – Water main we will need a contractor business insurance & before permit is issued insurance of the driveway side.

Richard Rotz = What variances are you seeking?

Chris Berr – we are seeking Lot Ares, side yard, total side yards, accessory building side yard, rear yard, of-street parking, these are all pre-existing non-conforming.

A motion by Frank Ryan to approved as presented with insurance.1, 2, 3, conditions relief is acceptable, accessory has no adverse impact due to the fact that is a wooded area, Parking does not seem to be a problem no construction vehicle has access by way of the paper street. or municipal property. Seconded by Joe Buono – 9 members voted in the affirmative. Motion carried.

Application 24-30 – Block 24.08 Lot 9 Zone R2 – 216 Melrose Ave – Canrea Properties, LLC – Applicant seeks a bulk variance relief to extend the existing front porch, which is an existing non-conformity. Relief from section 142-37(B)(4) Minimum lot frontage 50 ft. required, 43.6 ft. existing and proposed, section142-37-(B)(4) minimum front yard setback to porch covering – 25ft. is required 19.2 ft. existing and proposed also existing non-conformity, the applicant is seeking any and all variances, waivers deemed necessary to approve this application.

Chris Berr attorney for the applicant

We have 4 exhibits for tonight

A1 – Google Maps

A2 – Floor Plan

A3 – Plot Plan

A4 – Foot plan revised

The variances we are seeking are lot frontage 50' require exists 43.6', Front yard setback 25' required 19.2' exists. It is for a 1 story addition on the right side the porch is on the left side there could be wither a C1 or C2 variances. Interior living space updated, this will cause no detriment to the neighbor, there is no home directly across the street.

Marguerite Downham – Are you keeping the garage?

David Brand Architect - sworn in

The addition will be 71 sq. ft. across

Richard Rotz – what is the heights?

David Brand – 28'

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Gregory Fusco – explained how er measure the height of a building.

Public Comment: None

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

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

A motion by John Foley to approve application 24-30 as presented and seconded by James Stevenson. 9 members present voted in the affirmative. Motion Approved.

Resolution will be signed at the July 10, 2024 meeting.

Application 24-33, Block 22.13 Lot 5 – Zone C-4- 324 Haddon Ave – Ana Tavares Reyes – Applicants are seeking a “C” variance bulk and “d” variance Use – the applicants seek to make certain improvements to the building and convert the first floor into restaurant/bakery and residential use of the second floor remain unchanged, along with any and all other variances, waivers deemed necessary to approve this application.

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

Kris Berr – attorney for the applicants

Tom Wagner architect - sworn In

Kris Berr explained the 3 exhibits

A1- Architects plans

A-2 – Survey

A3 – Site Plan

The bulk variances seeking are

Required parking spaces 9 spaces required 5 spaces proposed

Driveway width 24 feet required, 10feet proposed

Parking lot coverage 35% permitted, 36.7% existing 37.5% proposed

Kris Berr – this is a C4 zone – the proposal is to put a bakery on the first floor and apartment on the 2nd floor the apartment will need a use variance.

Seeking 3 bulk variance width of driveway, parking, lot size.

The hardship is the size of the lot.

This project is consistent with the master plan

The board went over the review letter from Greg Fusco, the owner agreed to all in the letter.

Kris Berr – stated that they have been in contact with the DRPA and there is no problem with them.

R. Reyes – Sworn In (owner)

The business will be run by my wife

The name of the business will be Ana’s bakery

KB – How many employees?

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Mr. Reyes – 2 my wife and 1 other

KB – what will the hours of operation be?

Mr. Reyes – 6 days a week closed on Wednesday 7 am to 5 pm
Serving coffee, soda, smoothies, juice, pastries, cakes,

KB – this is not a restaurant correct that serves drinks and meals it is more like Jersey Java in Haddonfield.

Mr. Reyes – Yes

KB – how will supplies be delivered?

Mr. Reyes – We will get them ourselves from Restaurant Depot and will use a personal car or very small van.

Mr. Foley – No truck's, correct?

Mr. Reyes – correct

KB – How will trash be stored?

Mr. Reyes – in trash cans and then put out to be picked up. It will be stored in garage.

Lou Garty – You have to use commercial hauler it cannot be put out in regular trash pick-up.

Tom Wagner Architect – Sworn In

Exhibit A2 – shows the footprint staying the same, there will be a seating area, counters, patio area with tables and chairs outside in rear.

Richard Rotz – will this be owner occupied?

Mr. Wagner – Windows will be replaced, a small sign and a handicap lift. We will make the building look nicer. It will have 30 seats, that is what it can hold not sure if that is not how many seats there have. About 10 seats outside so of course no seats in the winter time.

Richard Rotz – The picture you have given us, is that what it will look like.

Chris Berr – The seating will be 20 seats total.

Mr. Reyes – Oven is where the grill is on the drawing.

Mr. Quay – Sworn in Land use planner

Chris Berr – Mr. Quay did you prepare this site plan

Mr. Quay – Yes this is a 2-story single family home, in poor condition. The site plan is proposing to repave the driveway, and a little ADA work to be done. It will have 3 spaces The garage will be used for storage and the trash containers will be kept in the garage, this type of business does not generate a lot of trash. The deck will be reconstructed and stone and mulch will be landscaped, debris will be cleaned up and a small patio out front to be used in good weather. There will be a walkway north side to get to the apartment.

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A lift to get you to the deck it will be fully accessible to the 1st floor, the driveway is single car and K-turn can be use. When the parking is full the owner will put a sign up that says parking lot full. This should generate a lot of walk-ins not many cars.

We have spoken to the DRPA about run-off there will be 2- lights 10' high residence style, facing downward ½ foot candle it will be in no one's direct line of sight.

Chris Berr – We have address everything that the DRPA asked us to address.

There will be 35% coverage – parking lot, Driveway 24' it will be owner occupied, putting a sign out for parking lot full, number of parking spaces, and is in walking distance to the speed line and to many offices building in the area all in walking distance.

Jose Calves – If one of the employees is a resident how does that work for parking spaces?

Lee palo – the fencing showed looks to be 4' high chain link and is owned by DRPA, correct

Chris Berr – yes, and the owner will put up a sign that says if parked in DRPA property there will be ticketed and towed.

Chris Berr – the 2nd floor is what we need the use variance for, we would like to have it an apartment, where the owners will live. We are reducing from single family to 2nd floor apartment and retail on the first floor, which it is zoned for retail/office, no living space. This is very suited for this area. It is not detrimental to the master plan; the use is complementary.

Greg Fusco – What about grease trap, recycling report, commercial trash, you will need a waiver loading zone.

Richard Rota – At this time we will open the meeting to the public.

Michael Wilkinson – Sworn In
6 Carlton Ave
Opposed to the application
Noise, parking, rodent problems, traffic

Jamie Foster – Sworn In
8 Carlton Ave
Opposed to the application
Trash, mice, noise

Joann Darrow – Sworn In
322 Haddon Ave
Opposed to the application
Parking, apartment, driveway, Trash, rodents

Gerald from DRPA & Patio
In favor of
Spoke to council and engineer, worked out everything DPRA needs
Remove debris, run off retention swale to be installed, sign no parking in Patco lot will be ticketed and towed.

Michael Wilkinson – the swale in the back will leave standing water and will cause mosquitoes

Richard Rotz – hearing nothing further from the public, can I have a motion to close the public portion of this application

A motion from Meredith Kerschner to close the public portion of this application, seconded by Jose Calves, all members present voted in the affirmative. Motion carried.

Mr. Quay – Picking up supplies will be done by the owners in their own car and bring it in through the back door, the only vehicle could be an Amazon or FedEx van, no trucks, no 18-wheel vans, we do need a waiver from the loading area requirement.

Mr. Rotz – open to the public again with what Mr. Quay just reported.

A motion by Jose Calves to close the public portion, seconded by Meredith Kerschner. All members present voted in the affirmative. Motion carried.

Chris Berr – The bakery is a permitted use, we need relief for 3 parking spaces, the concerns are not well founded the lot is undersized, it will be owner occupied, it is a small bakery, no big trucks, the owners have addressed all of Mr. Fusco concerns and all the concerns of the DRPA. That is why we felt that the use should be approved. It is a minor site plan, parking and bulk variance.

Lou Garty – it will be ADA complainant, the applicant has addressed Mr. Fusco's letter especially number 10 Lighting, #11 – Grease trap, 12 – sign, #13 – have the Fire Marshal Fire subcode, Police Department review the plans.

Marguerite Downham – I am a hard no – trying to get out of Carlton Ave is a nightmare.

Meredith Kerschner – The number of seats is a problem for you?

Marguerite Downham – Bakery is not good

Jose Calves – The bakery is already approved; it is commercial use and bakeries are allowed.

Chris Jandoli – This is just like Koupa

Marguerite Downham – But that is under 1000 sq. ft.

James Stevenson – But this is in line with the Master Plan, it is what is wanted in this area.

John Foley – Number of people to park

Jose Calves – 3 spaces – it is expected to have lots of walk ups, it will be closed before Giumarello's opens and again the bakery is a permitted use and is allowed, and with-it being owner occupied that is perfect. It is in line with the Master plan. Pedestrian traffic is the kind of business we want.

Richard Rotz – We are aware of the neighbors and respectfully to them. The owners will live there and that is good for on-site supervision.

MaryRita D'Alessandro – Will the DRPA or Patio let them use their parking lot?

Greg Fusco – parking on Carlton we do not know if that is overflow from the speed line or businesses in the area.

Jose Calves – the benefit of owner occupied - you can find them and talk to them.

A motion by Richard Rotz to approve this application bulk variance relief, loading area, coverage 37.5%, driveway width, minor site plan, owner-occupied and to comply with everything in the engineer's letter.

Seconded by James Stevenson. 7 members voted in the affirmative, 2 – no votes (Marguerite Downham, Joe Buono) Motion carried. Motion carried.

Public Comment: None

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

RESOLUTION – Lou Garty explained the resolutions

24-18 – 124 Vesper Ave
24-25 – 427 Avondale Ave
24-26 – 1 Maple Ave
24-27 – 615 Graisbury Ave

A motion by James Stevenson to accept the above resolutions and seconded by MaryRita D'Alessandro, all members present voted in the affirmative, Motion carried.

Zoning officer report (Lee Palo): The July Meeting will be moved due to the holiday, it will be Wednesday July 10, 2024 and we have a full agenda.

Next meeting – Wednesday, July 10, 2024 due to 4th of July being on the Thursday.

With no further business tonight for the Haddon Township Planning/Zoning Board a Motion by John Foley to close the meeting and seconded by MaryRita D'Alessandro. All members present voted in the affirmative. Motion carried.

Meeting Adjourned 10:45 P.M.

Respectfully submitted

Bonnie Richards
Secretary