

TOWNSHIP OF HADDON  
PLANNING/ZONING BOARD MEETING  
MINUTES  
April 7, 2022

Minutes of the regular meeting of the Township of Haddon Planning/Zoning Board, held on Thursday, April 7, 2022, in the municipal building, 135 Haddon Avenue, Haddon Township, New Jersey

Flag Salute

Confirmation of sunshine law

Chapter 231, Public Law 1975 requires adequate notice of this meeting be provided by specifying time, place and agenda. This has been done by mailing a copy of the agenda to the Courier-Post and The Retrospect Newspaper and by posting on two bulletin boards in the Municipal Building.

ROLL CALL

Richard Rotz	Present
John Foley	Excused
Suzanne Discher	Present
Marguerite Downham	Present
Joe Buono	Present
Eve Keller	Present
James Stevenson	Present
Commissioner Linhart	Present
Gregory Wells	Present
Renee Bergman	Present
Jose Calves	Present
Chris Janoldi	Absent
Meredith Kirschner	Present

Also Present,

Lou Garty – Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Township Engineer

The meeting was called to order by Chair Rotz at 7:31 P.M.

Mr. Rotz asked for a motion to approve the minutes from 3-3-22.

A motion by Joe Buono, and seconded Suzanne Discher to approve the minutes from March 3, 2022. 8 members present voted in the affirmative. 1 abstention (Marguerite Downham) Motion Approved.

New Business:

Application - 22-11 – Block 13.01 Lot 1 – ZoneC2 – 650-690 W Cuthbert Blvd.–Kimco Realty Corporation (Sprouts Farmers Market) – Applicant is seeking a minor site plan approval for removal of 9,354 SF. Of building and removal of parking spaces, Installation of a loading dock and utilities, the plan proposes to

update the area for some ADA improvements, along with any and all variances, waivers deemed necessary to approve this application.

Amee S Farrell, Esquire from Kaplan Stewart for the applicant  
Michael Ogden, representing Kimco Realty Group  
Cornelius Brown Engineer for the applicant  
Lindsay Brey linger, Project Manager

Ms. Farrell stated that this is an application for a portion of the Westmont Plaza building to allow Sprouts Farmer Market to occupy along with parking and signage. This is the largest shopping center in the town. It is far enough away from the road way to have any problems. We brought two witnesses with us tonight Michel Ogden representing Kimco Realty, and Cornelius Brown Engineer and Planner.

Michel Ogden – Sworn In  
Cornelius Brown – Sworn In

Packets were handed out to all board members. The packet had a copy of deed, Illustrative Images (Aerial and Street Views), Overall site plan, Site Plan – Blow up, Front elevation, sign Cut sheets

The store will be approximately 26,166 sq. ft. of floor space to the east of existing Target store. Approximately 9,354 sq. ft. of the existing building in the southeast corner of the shopping facility will be demolished for the purpose of developing a depressed landing area and a trash compactor area. the site plan improvements will be 32' x 24' deep chain link fenced in storage area., emergency backup generator, Barrier-Free, northeast corner of the facility at the existing liquor store will be improved to comply with the American with Disabilities Act law and the state barrier Free Subcode. Stormwater drainage improvements will be in the area of the new loading zone, pole mounted lighting will be constructed in the area for loading zone. The main entrance will be facing Cuthbert Blvd.

We are asking for a sign bigger than Target. And would like a temporary banner for 30 days.

Façade sign 10' x 4' and a coming soon sign, store open 10 x 4, The now open signs we would like to leave up for 30-45 days

Board member – How much bigger is your sign from the target sign.  
Target sign -147.5 sq. ft.  
Sprouts – 291.5 sq. ft.

Michael Ogden – Will have a bench outside bike rack, also display bins for product, flowers, pumpkins, watermelons,

**The hours of operation** will be 7 am to 10 pm Mondays through Sunday  
Approx. 80 employee's peak hours and 20 employee's low times, all delivery will be in the back, trash compactor will be in the back, Orders on line will use a separate door and have 4 parking spaces,

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Board member – Will they deliver to homes?

Ogden- Right now -no but maybe in the future

We will have a private hauler for trash. And supply recycling reports, at this point we will not have electric charging stations.

Board member – Will there be a store General manager on site at all times

Ogden – Yes, anyone can go to Kimco anytime they want to file a complaint.

Mr. Brown – There will be 4 cart return areas, all carts will be stored inside the store at night.

The board went over Township Engineer Greg Fusco report.

Mr. Fusco stated that the applicant has agree to everything in his report.

A board member asked if sprouts would be willing to reduce the size of the signs

A motion by Joe Buono to open the meeting to the public, seconded by Marguerite Downham. All members present voted in the affirmative. Motion carried.

Hearing nothing from the public a motion by Jose Calves to close the public portion, seconded by Renee Bergmann, all members present voted in the affirmative. Motion carried

A motion by Joe Buono and seconded by Marguerite Downham to approve Application 22-11 Sprouts as presented with conditions and taking out the sign package, Sprouts agrees to everything in the engineer's letter, trash and recyclable materials shall be removed by a private hauler, with recycling reports to the township, Kimco agrees to have a contact person on site who will be able to address complaints or problems with shopping carts.

9 members voted in the affirmative, 0- no votes Motion carries.

The Signage package is still pending and will be heard on May 5, 2022 no further advertising will be done.

Application 22-01 – Block 28.10 Lot 14 – Zone R2 – 524 Fern Ave – George Lynch, Applicant is seeking to construct a front porch and 6' Fence in rear yard with an and all variances, waivers deemed necessary to approved this application.

George Lynch – owner – sworn in

Michael Ligas – Owner – sworn In

Exhibit marked

A-1 Architectural renderings

A-2 Photo Array of the property and neighbors

A-3 Survey dated 11-11-21

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Mr. Lynch stated that this is corner property and it is an irregularly shaped lot. We would like to redesign the deck in the rear yard to be built over an existing patio and we would like a privacy fence to screen the deck from the neighbors, The neighbors run a daycare from their home. We are also seeking to enlarge the front porch area.

The board looked at the drawings from the architect, it was noted that the front porch will be reduced to 10 feet by 12 feet wide

Mr. Lynch stated that much of what is being ask for is pre-existing, non-conforming. Lot size where 10, 000 sq. ft. is required only had 9049 sf., side-yard 10 ft per side and only has 7.8 ft. on one side and 7.0 ft. on the other side and a 6' fence where only allowed 5' in rear.

A motion by Commission Ryan Linhart to open the meeting to the Public, seconded by Renee Bergmann

Paul and Susan Newell – Sworn In  
107 Hampton Ave

Mrs. Newell - We are the next-door neighbors and we would be most affected by this deck and screen They are wonderful people and we are in favor of this application.

Mr. Newell same as Mrs. Newell I am in favor of this application.

Mike Maier – Sworn In  
516 Glendale Ave  
I am in favor of this application.

Hearing nothing more a motion by Commission Linhart to close the public portion, seconded by Renee Bergmann to close the public portion.

All members present voted in the affirmation. Motion carried.

Mr. Rotz ask the board if there had anything else to add, hearing none Mt. Rotz asked for a motion.

A motion by Gregory Wells to approve application 22-01 as presented seconded by Renee Bergmann. 9 members voted in the affirmative. 0- no votes, Motion carried.

Application 22-07 – Block 21.16 Lot 24 Zone R2 – 86 Emerald Avenue – Michael McCloskey – Applicant is seeking to build a rear yard addition with any and all variance deemed necessary to approve this application.

Michael McCloskey – Sworn In  
86 Emerald Ave  
Exhibit  
A-1 – Survey  
A-2 – Architectural drawings  
A-3 Photo Array

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Mr. McCloskey stated that he would like to build a rear addition and am planning to demolish the existing garage it is detached and add an attached garage, we need setback relief Front yar would be 14.47 feet. Side yard setback after the addition would be 3.08 ft. to the lot line, and the aggregate side yard would be 12.04 ft. where 15 ft. is required, part of the new garage would be my daughter's playroom with heat. No plumbing

Board members asked if it would be used as a duplex

Answer – NO

Mr. McCloskey the outside will all match and will be in the character of the neighborhood.

A motion by Greg Wells to open the meeting top the public, seconded by Comm. Ryan Linhart. All members present voted in the affirmative. Motion carried.

Hearing non public comment a motion by Greg Wells to close the public portion, seconded by Commissioner Ryan Linhart. 9 members voted in the affirmative.

Mr. Rotz asked the board if they had anything else to add, hearing non-Mr. Rotz asked for a motion.

A motion by Greg Wells to approve application 22-07 as presented. Seconded by Commissioner Ryan Linhart. 9 Board members voted in the affirmative. Motion carried. 9 members voted in the affirmative. Motion carried.

Application 22-08 Blok 29.10 Lot 13 – Zone R1 – 278 New Jersey Avenue – Zone R1 – 278 New Jersey Avenue – David & Regina Smith. Applicant is seeking to construct an addition in rear yard. The addition will add 438 sq. ft.

David Schmitt – Sworn In

Regina Schmidt – Sworn In

Exhibit

A-1 – Architectural Drawings

A-2 – Photo Array

A-3 – Updated Survey

Lisa Soulos – Architect for the applicant- Sworn In

Lisa Soulos stated that this is a one-story Dutch Colonial-

My clients want to construct s 2-sroty addition in their home

The addition will add 438 sq, ft. They also want to construct a smaller One car garage, they will demolish the existing garage.

They will remove paving on site.

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Mr. Schmitt stated that the addition will be consistent with the rendering's and architectural design plans. There are also other additions in the neighborhood with similar additions.

The board looked at the drawings, survey, and made a statement most of these are pre-existing non-conforming conditions.

Ms. Soulos replied – yes.

A motion by Joe Buono to open the meeting to the public, seconded by Marguerite Downham – all members present voted in the affirmative. Motion carried

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

Mr. Rotz asked if the board has anything else to add, Hearing nothing Mr. Rotz asked for a motion.

A motion by Greg Wells to approve application 22-08 as presented, seconded by Suzanne Discher. 8 members voted in the affirmative 0- no votes, 1 abstains (Commissioner Linhart) Motion carried.

Application 22-09 Block 27.04 Lot 2 Zone R1 – 243 Addison Avenue- Jason Tagmire – Applicant is seeking to build a 2-story addition in rear yard.

Jason Tagmire – Sworn In – owner  
243 Addison Ave

Lisa Soulos – Architect – sworn In

Exhibits

A-1 – Survey

A-2 – Architectural renderings

A-3 – Photo Array of this house and the neighborhood.

Mr. Tagmire explained that they are seeking to build a 2-story addition and also a variance for a 6' fence who is pre-existing, and that the addition will be consistent with the renderings and architectural design plans.

Ms. Soulos explained the floor plan and the layout of the addition and that it would be consistent with a Cape Code style of home. Most of what they are seeking are pre-existing non-conforming. Lot size 6250 proposed required 10,000, front yard setback 29.50 ft where 30' ft. is required, side yard 9.7 ft. where 10' is required total aggregate side setbacks 19.4 existing 25' required. 6' fence in rear portion where 5' high fence is allowed.

Mr. Tagmire stated that this will stay within the character of the neighborhood.

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A motion by Greg Wells to open the meeting to the public, seconded by Marguerite Downham  
All members present voted in the affirmative. Motion carried.

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

Mr. Rotz asked for a Motion.

A motion by James Stevenson to approve application 22-09 243 Addison Ave as presented, Seconded by  
Greg Wells.

8 members voted in the affirmative 0- no votes 1 abstention (commissioner Linhart)

Resolutions:

A motion by James Stevenson and seconded by Greg Wells to approve resolutions 2021-59 – 240 E.  
homestead Ave, 2022-02 – 204 Breslin Ave, 2022-04 – 227 Penn Ave, 2022-05 – 111 Buckner Ave, 2022-  
10 – 601 Hopkins Rd

8 members voted in the affirmative, 0- no votes, 1 abstains ion (Marguerite Downham) Motion carried.

Zoning Office Report – Lee Palo

No real report tonight – it is very busy

Cannabis reports – Greg Fusco Township Engineer and Planner started giving a report on condition all  
use requirements or the operation of Cannabis Retail facility in the C-2 Commercial District. Greg talks  
about minimum lot size, minimum structure size requirements, Buffering/Screening requirements,  
Hours of operation, Impervious coverage, stormwater management, parking, loading, drive-thru  
windows, signage, site lighting.

Jose Calves remarks that he is very disappointed in the process of this. The subcommittee has done  
their report.

Renee Bergmann also remarks that she agrees with Mr. Calves, and is also disappointed with the  
process.

Chris Jandoli also spoke up about this process. As well as Meredith Kirschner.

Commissioner Linhart asked what the process is again. And that pushing a recommendation another  
month.

Mr. Fusco explained that he is giving his report from a planning aspect.

The board spoke about having a public hearing.

Much discussion went on about the process.

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A motion by Joe Buono to open the meeting to the public, seconded by Marguerite Downham. All members present voted in the affirmative. Motion carried

Manual \_\_\_\_\_

12 Sussex Ct.

Washington township, NJ

We re here to hear what you are thinking about doing, it is a great idea to allow cannabis in your town. We are very interested.

Hearing nothing more a motion by Joe Buono to close the public portion, seconded by Suzanne Discher. All members present voted in the affirmative. Motion carried.

Mr. Rotz announce that the next meeting on Thursday May 5, 2022 will be the public hearing for Cannabis.

With no further business tonight for the Planning/Zoning Board of the Township of Haddon a motion by Joe Buono to adjourn the meeting seconded by Commissioner Ryan Linhart. All members present voted in the affirmative. Motion carried. 11:58 P.M.

A CD of this meeting is available upon request.

Respectfully submitted

Bonnie Richards

Secretary