

TOWNSHIP OF HADDON
PLANNING/ZONING BOARD MEETING
August 4, 2022

Minutes of the regular meeting of the Township of Haddon planning/Zoning Board, held on Thursday August 4, 2022 in the Municipal building, 135 Haddon Avenue, Haddon Township, New Jersey.

FLAG SALUTE

CONFIRMATION OF SUNSHINE LAW

Chapter 231, Public Law 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 newspapers and by posting on two bulletins in the municipal building.

Roll Call

Richard Rotz	Present
John Foley	Absent
Suzanne Discher	Excused
Marguerite Downham	Present
Joe Buono	Present
Eve Keller	Present
James Stevenson	Present arrived at 7:31 p.m.
Commissioner Ryan Linhart	Absent
Gregory Wells	Present
Renee Bergman	Present
Jose Calves	Excused
Chris Janoldi	Excused
Meredith Kirschner	Excused

Also present

Lou Garty – Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Township Engineer

Meeting call to order by Chair Rotz at 7:30 P.M.

Mrs. Garty explained that material in minutes that needed to be redacted due to information that was confidential.

A motion by Joe Buono to approval Minutes from 5-5-22 (amended); Seconded by Renee Bergmann. 6 members voted in the affirmative, 0- n0 votes – 1 abstention (Gregory Wells) Motion carried.

A motion by Joe Buono to approve minutes from 6-2-22 (amended); seconded by Marguerite Downham. 4 members voted in the affirmative, 0- no votes 3 abstention (Eve Keller, Renee Bergmann, Greg Wells) motion carried.

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A motion by Joe Buono to approve the minutes from 7-7-22 seconded by Gregory Wells. 5 members voted in the affirmative, 0- no votes. 2 abstention (Eve Keller, Renee Bergmann) Motion carried.

Old Business: None

New Business: Application 22-24 – Block 16.0 Lot 1 – Zone R-1 – 433 Avondale Avenue – James Reiley, Applicant is seeking relief for a 4' high fence in the side yard where only 3' high is allowed. Asking for any and all variances, waivers deemed necessary to approve this application.

James Reiley – Sworn In owner of the property

Mr. Rotz – I understand that you are seeking to install a fence on the property. Survey is dated, July 20, 2022. Survey will be marked A1. You also have a marked up copy of earlier survey that shows the proposed location of the fence this will be marked A2. Proposing to install a fence in what has been designated as the rear of the property, it is a corner lot fronts on Crystal Lake and Avondale. Proposing to put a 4 ft. fence along the side of your property that fronts on Avondale, variance because that is a front yard. Why can't you have a 3 ft. fence?

Mr. Reiley – We have pets, we had a 4 ft/ fence there now.

Mr. Rotz – did you have a previous variance for that 4 ft fence?

Mr. Reiley – No. We will put at the property line and it will come 4 ft or so from the side walk. Back 3-4 inches from property line.

Mr. Rotz – You have photograph of different styles of fences, correct?

Mr. Reiley – yes, we are leaning towards the wood fence.

Mr. Rotz – You are looking at the 4 ft fence on photo correct and we will mark the photos A3. You are intending to put in the wooden fence?

Mr. Reiley – that is our preference right now but have not hired anyone yet.

Mr. Rotz – why wouldn't you go with your preference?

Mr. Reiley – the vinyl will hold up longer but the wood fits in with the property.

Mr. Rotz – You have a photo array of property and what is there now, we will mark the photo array A4.

Mr. Buono – how long have you been living there?

Mr. Reiley – 1988

Mr. Buono – was the fence there when you got there?

Mr. Reiley – no it was not; I installed the fence.

Mrs. Bergmann – Did you get a variance for that fence?

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Mr. Reiley – Whoever I spoke to from the town at the time told me the fence was not a problem so I put it up.

Mrs. Downham – well when I put up a fence up in 1991, I was told it had to be 3 ft.

Mrs. Garty – it would be 1 and $\frac{3}{4}$ inch spacing on the wooden fence.

Mr. Reiley – yes that is true.

Mr. Buono – is cost a factor?

Mr. Reiley – it is, the vinyl fence is 2 and a half times what the wooden fence is. The white vinyl fence in that brand is like \$36,000, that is for Alencon to come and put it in.

Mrs. Downham – what is wrong with the fence there now?

Mr. Reiley – it is falling apart and rotting away. We will stain it a semi-transparent color that will match the house.

A motion by Joe Buono to open to the public seconded by Renee Bergmann, all members present voted in the affirmative. Motion carried.

Hearing nothing from the public at 7:45pm a motion by Joe Buono to close the public portion, seconded by Renee Bergmann. All members present voted in the affirmative. Motion carried.

Mrs. Downham – We went through an application about a fence on a corner property, a woman with dogs wanted to put up a 4 ft white picket fence up in her backyard. If we approve this when we have denied others who came in with the same request. I think that the fenced in the front should be 3 ft. you can but 4 ft. in the back. We have had several people in that area that we have denied 4 ft fences on their property for the same reason.

Mt. Rotz ask the boar if anyone else had anything else to say, hearing none Mr. Rotz asked for a motion.

A motion by Joe Buono to approve application 22-24 with a wooden fence with 1 and $\frac{3}{4}$ spacing as discussed, Seconded by Richard Rotz.

Discussion:

Eve Keller – I would approve without that condition.

Lou Garty – Do you have a second motion?

Eve Keller – motion to approve the application as presented, Mrs. Keller seconded

Mr. Wells – so we are clear if we approve the fence as wood and they want to do vinyl they have to come back before the board.

Mrs. Garty – yes.

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Mr. Rotz – I normally would agree with Mrs. Downham. They wouldn't be allowed to be a solid 3 ft fence which is not as good as an open 4 ft. fence that they are proposing. It has an open picket which is something the board typically seeks; the wooden fence is more of the character of the neighborhood than the vinyl fence.

Mr. Reiley – we are okay with wood if you want to vote on that. Any yes vote is good for us.

Mr. Rotz – we will vote on the first one and then on the second one.

Mr. Rotz – The first motion is to approve the wooden fence made by Mr. Buono:

Joe Buono – I withdraw my motion

Richard Rotz – second the motion being withdrawn.

A motion by Eve Keller to approve application 22-24 as presented, seconded by Joe Buono. 6 members voted in the affirmative, 1- no vote (Marguerite Downham) Motion carried.

Resolution

2022-25 – 217 Morgan Avenue

2022-26 – 113 Cornwall Drive

2022-28 – 303 Glenwood Avenue

2022-31 – 421 Windsor Avenue

2022-29 – 700 Black Horse Pike

2022-22 – 1030 Emerald Avenue

2022-20 – 11 Hampton Road

A motion by James Stevenson to approve all resolutions, (22-25, 22-26, 22-28, 22-31, 22-29, 22-22, 22-20), seconded Gregory Wells. 5 members voted in the affirmative, 0- no votes 2- Abstention, Marguerite Downham and Eve Keller.

A motion by Joe Buono to open the meeting for Public Comment seconded by Gregory Wells. All members voted in the affirmative. Motion carried.

Hearing none a motion by Joe Buono to close public comment, seconded by Renee Bergmann. All members voted in the affirmative. Motion carried.

Zoning Office Report – Lee Palo

Mr. Palo – September 1st – 5 applicants, 2 in October. Working on list updated list just keeps going each month. Finding fences that are going up without permits and correcting things that may have fallen through the cracks.

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Mr. Rotz – at the Fieldstone property with the nail/massage salon. They were required to comply with the sign ordinance, now there is sandwich board signs on the right of way on the sidewalk. Those signs were not permitted. Please look in to that and see what the misunderstanding was.

Mr. Rotz asked if we need to keep 'Public Comment' on the agenda.

Next meeting is a regular meeting on Thursday September 1, 2022

A motion by Joe Buono to adjourn the meeting, seconded by Renee Bergmann

All members voted in the affirmative.

Meeting adjourned at 8:05pm

Respectfully submitted

Bonnie Richards

Secretary