

THE TOWNSHIP OF HADDON PLANNING/ZONING BOARD MEETING

Minutes

THURSDAY JANUARY 5, 2023

Minutes of the regular meeting of the Planning/Zoning Board of the Township of Haddon will be held on Thursday January 5, 2023, in the Municipal Building meeting room (2nd floor), located at 135 Haddon Avenue, Haddon Township, New Jersey.

FLAG SALUTE

CONFIRMATION OF SUNSHINBE 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 Newspapers and by posting on two bulletin boards in the Municipal Building.

Roll Call

Richard Rotz	Present
John Foley	Present
Suzanne Discher	Excused
Joe Buono	Present
Marguerite Downham	Present
Greg Wells	Present
Frank Ryan	Present
Ryan Linhart	Present
James Stevenson	Present
Renee Bergman	Absent
Jose Calves	Excused
Chris Jondoli	Present
Meredith Kirschner	Present

Also Present

Lou Garty - Solicitor

Lee Palo – Zoning officer

Gregory Fusco – Board’s engineer and professional Planning Consultant – Arrived 7:35 PM

The Meeting was called to order by the Solicitor Lou Garty at 7:34 PM

SWEARING IN OF NEW OR RE-APPOINTED BOARD MEMBERS

The solicitor Lou Garty sworn in the newly or re-appointed members

Francis Ryan, James Stevenson, Ryan Linhart, Richard Rotz, Joseph Buono, John Foley

The members that could not attend tonight will be sworn in at the next meeting. Renee Bergman and Jose Calves

RE-ORGANIZATION

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Lou Garty asked for nomination for Chairperson to the Planning/Zoning Board for a one-year term for the year 2023.

A nomination by John Foley for Richard Rotz as Chair, seconded by Commissioner Linhart.

A motion by Marguerite Downham to close the nomination, seconded John Foley. All members voted in the affirmative. Motion Carried. Nominations are closed

Ms. Garty asked for a vote by acclamation. Everyone present said aye.
Congratulation Mr. Rotz.

Mr. Rotz took over the meeting at this time.

Mr. Rotz asked for nomination for Vice Chair.

A nomination by John Foley for Gregory Wells as Vice-Chair, seconded Marguerite Downham.

A motion by John Foley to close nominations for Vice-Chair, seconded Marguerite Downham. Motion carried.

Mr. Rotz asked for a vote by acclamation.
Congratulation Mr. Well as Vice-Chair.

Mr. Rotz asked for nominations for Secretary

A nomination by Joseph Buono for Bonnie Richards as Secretary, seconded by John Foley.
A motion by John Foley to close nominations for secretary, seconded Mrs. Downham. Motion carried;
Mr. Rotz asked for a vote by acclamation.
Congratulation Bonnie Richards

Mr. Rotz asked for nomination for Solicitor for the Board.

A motion by Frank Ryan to nominate M. Lou Garty as Solicitor, seconded John Foley.
A motion by Gregory Wells to close nominations, seconded John Foley. Motion carried.

Mr. Rotz asked for a vote by acclamation.
Congratulation M. Lou Garty as Solicitor.

Mr. Rotz asked for nomination for Board Engineer and Planner.

A motion by John Foley to nominate Gregory Fusco of Key Engineers as Board Engineer and Planner, seconded, Commissioner Ryan Linhart.

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A motion by John Foley to close nominations of Board Engineer and Planner, seconded Marguerite Downham. Motion carried.

Mr. Rotz asked for a vote by acclamation.
Congratulation Gregory Fusco of Key Engineers.

Chair Rotz – closed the reorganization portion of the meeting.

M. Lou Garty swore in Lee Palo and Gregory Fusco as professionals.

Mr. Rotz asked for a motion to approve the minutes from December 1, 2022.

A motion by John Foley to approve the minutes of December 1, 2022, seconded Gregory Wells.
4 members voted in the affirmative, 0- no votes 5 abstention (Joe Buono, James Stevenson, Ryan Linhart, Frank Ryan, Jandoli) Motion passed.

Old Business: NONE

New Business: Application 22-34 – Block 6.01 Lot 6 – Zone R2 – 13 Wilson Avenue- Laura & Michael Gage – Applicants are seeking to install a 5/6-foot fence in side yard where 3 feet is allowed along with any and all variances, waivers deemed necessary to approve this application.

Ms. Garty – the applicants did not provide sufficient notice to neighbors.
They will just have to notice the neighbors. And will be heard at the 2-2-23 meeting.

Application 22-39 Block 14.08 Lot 6 – Zone C3 – 202 Black Horse Pike – Chris Bruner, American Construction management group, LLC. Applicant is seeking to install a sign on the side of the building advertising it's business. With any and all variances, waivers deemed necessary to approve this application.

Ms. Garty – I did have time to review notices provided by the applicant, provided timely and sufficient notice in the newspapers. One returned envelope return address on the list given by the township so it is sufficient notice.

Mr. Siciliano attorney representing the applicant.

The sign is already installed, photographs in packet and additional larger photographs. Jessica Curro is the boards wife. Mr. Bruner has passed away on December 9th. Mrs. Curro wanted to move forward, the ownership LLC was husband and wife. Mr. Bruner was the presidents Mrs. (JESSICA) is the owner of the business.

Additional photographs given to the board

Ms. Garty – Commented that the photographs will be marked (A1)

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Jessica Curro – applicant was sworn in by Ms. Garty.

Mrs. Curro – stated that the sign on Blackhorse bike, sign over the front that sits above the doorway, larger sign that sits on the side on Berwick Avenue. The type of sign itself advertised in business is permitted but it is the number of signs and size of signs.

Mr. Rotz – does the monument sign have a phone number?

Mrs. Curro -Yes.

Mr. Rotz – Please go through each sign in regards to the ordinance.

Mr. Curro – the monument sign was a preexisting sign; the phone number and company name are visible.

Mr. Rotz – did you change the content?

Mrs. Curro -No. The monument sign was there when purchased.

Mr. Rotz – under our ordinance the changing of content requires the applicant to apply for a variance.

Mrs. Curro - The signs are there, on the building and have been on there since last spring.

Mr. Curro – The building was purchased on January 2021. We started renovations around June-July. Shortly after we started the renovations my husband got into a really bad accident that left him paralyzed. And that is how the oversight happened. The state of the building when purchased was in total despair. We had to gut the whole thing, there were dead birds, a hole in the ground and it was a tremendous amount of work. We had intentions to only improve the face, and I think that we did.

Mr. Siciliano - Did you apply to the town for the necessary permits for renovations?

Mrs. Curro – yes. The injury happened the end of July, just weeks after we started the planning of the renovations. The renovations took 4-5 months or so.

Mr. Siciliano - With regard to signs, what is on the signs?

Mrs. Curro – they are custom designs that match our company trucks and logos and advertisements.

Mr. Siciliano - With regard to the monument, was that in existence when you purchased the building?

Mrs. Curro – yes it was.

Mr. Siciliano - Was there something on the sign?

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Mrs. Curro – yes, I think it was white but it was scratched off

Mr. Rotz - Do you have an idea of the size or dimensions of the monument sign?

Mrs. Curro – maybe 2x4 ft. It is not illuminated in anyway. Company name, logo and telephone number on sign.

Mr. Siciliano in regard to sign on the front of the building, describe...

Mrs. Curro – under the sign there are windows that we put in and, in those windows, there are designs of the work that we do. The sign above it states company name.

Mr. Rotz – the windows have signs in them too?

Mrs. Curro – it is like a picture window.

Mr. Rotz – pictures of signs on the front of the building – photo array (B1 and 2) photos 1-4
First photograph is B1 has a number 4 at the bottom of the photo

Mrs. Curro – the left there are windows outside of the office, that front spot is bus stop (looking at it is the far lefthand side of the buildings) there is a bus stop and a lot of people that stand in that spot and the windows you could see directly into the building with office equipment and supplies and inventory. Needed to find a way that you couldn't see directly in the windows. Sticker affixed to the inside of the window; I can see out that window.

Mr. Stevenson – sign on the front of the buildings, what is the size of the letters or the square footage of the sign. Not sure if we can move forward without that information.

Mr. Rotz – It is your application; I think it might be wise to adjourn the application. Without knowing the size of the letters, a package with the size and dimensions of the proposed signs. Square footage, lettering, etc. There are a number of issues with the signs and I don't know if the board will be in a position to approve it tonight.

Copies of board exhibits, talk to sign company and come back at another time

Mr. Stevenson – the survey in our packet is from 2020

Understand that the survey is less than two years old

Mr. Rotz – the monument sign would be the most relevant. If there has been a preapproval of the monument sign there would be a prior application that would have been in place for that sign.

We will search and work with Mrs. Richards for a prior application for the monument sign.

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In looking at the survey, it is 100% impervious coverage. That was preexisting, none of the sitework was changed. Looking at the survey there may be an encroachment on the adjoining property.

Mr. Fusco – is the sign company local?

Mr. Curro – out of Berlin, 'The Print Parlor' – the monument sign, the one half of the building to the left was a tattoo-piercing store. To the left it was an electronics store, I think the sign was for the electronic supply.

Mrs. Downham – so there were two business in the building?

Mr. Curro – yes there was but only one business now.

Mr. Curro – the boarder is a custom PVC boarder to showcase work and make the building look attractive.

Mr. Siciliano stated that we will contact the sign company and come back.

Mr. Curro – I will definitely be able to locate that information.

Mr. Rotz stated that the application will be heard at the February meeting.

Mr. Siciliano asked with regard to notice, do we need to re-notice?

Mr. Rotz – no you do not need to readvertise or re-notice.

Mrs. Garty – the board has to know the specificity of the signs, what relief you will need to have the sign. It really is under our ordinance; the average business person doesn't usually think that way.

Mr. Ryan – the company is 'Construction Management' what type of construction do you manage?

Mrs. Curro – American construction management.

Mr. Buono – how long have you been in business?

Mr. Curro – 7 years

Mr. Siciliano stated that they were located in Glendora and then they found this location.

Mr. Rotz – we will see you in February.

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Application 22-42 – Block 8.08 Lot 3 – Zone R-1 – 52 E Kraft Avenue – Silvia Ascasibar – Applicant is seeking a variance to install a 6' high fence in side and rear yards, where allowable is 3' in the side yard and 5' high in the rear yard. Along with any and all other variances, waivers deemed necessary to approve this application.

Silvia Ascasibar applicant was sworn in

Mr. Rotz – survey is dated, November 19,2022 and will be marked (A1)

Ms. Ascasibar – confirmed that the survey accurately depicts the property.

Mr. Rotz – asked you are seeking a 5 ft fence in the side yard and a 6 ft. fence in the rear and side yard, looks like it extends to the back of the house to the side yard. Why do you need a 6 ft fence?

Ms. Ascasibar – when I placed the fence, I have neighbors on the right-hand side and behind that have pools. When I decided to put in the fence, I was traveling for work my neighbor who is very nice said she would help while I was away. Her company sent me over the plan and I approved the plan. After the fact I realized that there is a lot more that goes into putting up the fence.

Mr. Rotz – so if you were to do it from scratch you would have put up a fence within the ordinance?

Mr. Foley – what is the person need for a 6 ft fence vs. a 5 ft fence?

Ms. Ascasibar – one neighbor with a pool and a koi pond, I have a dog and wanted to make sure that the dog didn't get over.

Mrs. Downham -so the only thing you put in was the extension to connect her fence to yours? So, the only fence you put in was the fence on the left.

Mr. Stevenson – nothing extends to the front of the house?

Ms. Ascasibar – no.

Mrs. Downham – so you only need relief from the left side of the fence and connecting gate?

Mr. Ryan – are there other houses in the neighborhood with 6 ft fences?

Ms. Ascasibar – my neighbors on the sides have 6 ft. fence, they have pools.

Mr. Ryan – they also all have 6 ft fences on that street, but they have pools.

Mr. Rotz – You have Pictures in the application, 2 pages with 4 photographs, we will mark them (A2) So this is the actual fence that you are proposing.

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A motion by Marguerite Downham to open to the public for this application only seconded by Greg Wells. All members voted in the affirmative. Motion carried. Meeting is open to the public.

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

Ms. Garty - do you have a permit for the fence? Do you feel that given the neighborhood that the height of the fence matches the aesthetic of the neighborhood.

Hearing nothing else Mr. Rotz asked for a motion.

A motion by James Stevenson to approve this application as presented, seconded by Greg Wells. 8 members voted in the affirmative, 0- no votes – 1 abstention (Commissioner Linhart)

Motion carried – application approved.

Resolution: A motion by Greg Wells to approve resolutions 2022-43 – 24 Cambridge Avenue, 2022-44 – 226 Burrwood Avenue, 2022-45 – 500 South Park Drive, seconded by Marguerite Downham.

Ms. Garty – reviewed the resolutions for the board.

5 members voted in the affirmative, 0- no votes 4 abstention (Frank Ryan, James Stevenson, Joe Buono, Chris Jandoli)

Public Comment- none

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

Zoning Office Report – Lee Palo

Gave a written report it is on file. But did comment that Burger King reader board, I made contact with one of the owners and they are going to send a

Mr. Palo – reader board the BK – make contact with one of the owners and they are going to send a package next week.

Next Meeting – Thursday, February 2, 2023

Mr. Rotz – welcome back everyone, welcome back Mr. Ryan who is our newest member.

With no further business tonight for the Haddon Township Planning/Zoning Board a motion by John Foley to adjourn the meeting, seconded by Greg Wells.

All members [present voted in the affirmative.

Meeting adjourn 8:24 P.M.

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Respectfully submitted

Bonnie Richards, Secretary