

The Township of Haddon Planning/Zoning Board Meeting

Minutes

THURSDAY, NOVEMBER 2, 2023

A regular meeting of the planning/zoning board of the Township of Haddon was held on Thursday, November 2, 2023, in the municipal building court room (2nd floor), located at 135 Haddon Ave, Haddon Township, New Jersey.

Flag Salute

Confirmation of Sunshine Law

Roll Call

Richard Rotz	Present
John Foley	Present (Arrived 7:33 PM)
Renee Bergman	Present
Marguerite Downham	Excused
Joe Buono	Present
Frank Ryan	Present
James Stevenson	Present
Commissioner Linhart	Excused
Gregory Wells	Present
Jose Calves	Present
Meredith Kerschner	Excused
Chris Janoldi	Excused
Mary Rita D'Alessandro	Present

Also present

M. Lou Garty, Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Board's Engineer and professional Planning consultant (Arrived 7:43 pm)

A motion by Frank Ryan to approve the minutes for October 11, 2023, seconded by Joe Buono, all members present voted in the affirmative. Motion carried.

Old Business: Burger King is postponed until the December 2, 2023 meeting.

New Business:

Application 23-31 Block 29.13 Lot 29 – Zone R-1, 222 Fern Ave – Michael & Rosemarie Keough Applicants are seeking to construct a 2-story addition. seeking relief from Front yard where 25' is required exists is 17' relief of 8' along with any and all variances, waivers deemed necessary to approve this application.

Michael Keough – sworn in

Mr. Rotz stated that the board has a current survey dated August 3, 2023 and marked A-1
Architect Drawings marked A2

Photos marked A3 Photo taken by Lee Palo,

Mr. Palo stated the photo have not been touch up of changed in any way.

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Mr. Keough stated that this is a small addition so the laundry room can be move to the 1st floor and master bedroom to 2nd floor a total of 300 sq. ft.

Mr. Rotz asked what material will be used on the outside

Mr. Keough replied that it will be vinyl siding and it will match the entire house.

I am seeking relief of Frontage required 75 feet exists 63 feet, width required 75 feet exists 63 feet, side yard 10 feet is required exists 7 feet total side yard required 25 feet exists 16 feet also the shed in the rear yard required is 5 feet exists 3.123 feet all of this is pre-existing. We did convert the garage into living space with permits, however not sure if we got front yard parking relief, so I am asking for that as well.

Open to the public

A motion was made by John Foley to close the public portion, seconded by Greg Wells. All members present voted in the affirmative. Motion carried.

Mr. Rotz asked the applicant if he had anything else he would like to add, he replied nothing, then Mr. Rotz asked the board if they had anything else they would like to say, hearing nothing Mr. Rotz asked for a motion.

A motion was made by John Foley to approve this application as presented, seconded by Greg Wells. 9 members present voted in the affirmative. Motion carried.

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

Application 23-36, Block 6.01 Lot 6 – Zone R-2 – 75 Akron Avenue – Stephen G. Moschini – Applicant is seeking to construct a 2-story addition and deck, seeking front yard setback where 25' is required exists is 17' needs relief of 8', along with any and all variances, waives deemed necessary to approve this application.

Stephen Moschini – Sworn In

Mr. Rotz remarked that the survey is dated 10-28-23 and will be marked A1, and the architect drawings you have will be marked A2, the photo array will be marked A3, who took the pictures.

Moschini replied – Lee palo

Rotz – Mr. Palo did you take this picture and if you did, did you touch them up at all.

Palo – Yes, I took them and no I did not touch the pictures at all.

Rotz – side yard conforms

Side yard conforms

Front yard – required is 25 feet exists is 24.5 feet needs relief

Rear yard conforms

Rotz asked how much square feet are you adding.

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Moschini – 280 sq. ft. I am removing all sheds, the entire yard is fenced in, I only need front yard setback relief.

Open to the public

Hearing nothing from the public, a motion was made by John Foley to close the public portion, seconded by Joe Buono, all members present voted in the affirmative. Motion carried.

Rotz asked the applicant if he had anything else to add, applicant answered no, then he asked if the board had anything else to add. Hearing nothing can I have a motion.

A motion was made by John Foley to approve this application as presented, seconded by Greg Wells. 9 members voted in the affirmative. Motion carried.

Resolutions

A motion was made by John Foley to approve resolutions 23-27 – 304 Crestwood Ave, 23-32 – 408 Addison Ave, 23-24 218 Addison Ave, 23-30 111 Haddon Ave seconded by Fran Ryan. 5 members voted in the affirmative, 0- no votes – 4 abstentions.

Public Comment - None

Zoning officer report (Lee Palo): we should have 4 applications for December
Mr. Palo asked about Air B & B's, nothing that we have requests for permits to operation a few in town.
Mr. Calves stated that there is regulation on them. They started about 6 years ago

Richards – The Township solicitor emailed me and said they are not allowed in Haddon Township.

Next meeting – Thursday, December 7, 2023

Hearing nothing further tonight for the Haddon Township Planning/Zoning Board a motion was made by Joe Buono to adjourn the meeting and seconded by John Foley. All members present voted in the affirmative. Motion carried.

Meeting adjourned 8:07 P.M.

Respectfully submitted

Bonnie Richards, Secretary