

TOWNSHIP OF HADDON  
PLANNING/ZONING BOARD MEETING  
OCTOBER 6, 2022

Minutes of the regular meeting of the Township of Haddon Planning/Zoning Board, held on Thursday October 6, 2022 in the Municipal Building, 135 Haddon Avenue, Haddon Township, New Jersey 08108.

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 newspaper and by posting on two bulletin boards in the Municipal building.

Roll Call

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

Also Present

Lou Garty – Solicitor

Lee Palo – Zoning Officer

Greg Fusco – Board's Engineer and Professional Planning Consultant

The meeting was called to order by Chair Rotz at 7:30 P.M.

Ms. Garty – provided changes to the Bonnie for the records.

Mr. Rotz – correcting people being marked present and arrival times, changing 'approve' to approval' changing 'Mrs. to 'Ms.'. there are the corrections.

A motion by John Foley to approve the minutes from 9-1-22 with the corrections by the solicitor, seconded by Marguerite Downham. 8 members voted yes, 0- no votes, 1 abstention (Suzanne Discher) Motion carried.

Old Business:

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New Business: **Application 22-30** – 27.06 Lot 21 – 25 E Cuthbert Blvd. – John Sheerin – Applicant is seeking relief for a 6' high fence in rear yard where allowed is only 5' high fence, along with any and all variances or waivers deemed necessary to approve this application.

John Sheerin – Owner of property and Applicant sworn in.

Mr. Rotz commented that the survey is dated 8/30/2019 and will be marked A1

Mr. Foley – the note on my survey maintains that it was resurveyed and revised as of June 20, 2022.

Mr. Rotz – Oh yes, the survey is dated 6-20-22 and still marked A1

Mr. Rotz – The photo array that you provided will be marked (A2) When were they taken?

Mr. Sheerin – photos were taken about a month ago in September.

Mr. Sheerin – Explained from the survey to the one side of the triangle I have a very busy parking lot that belongs to an apartment building, the other side is a parking lot, and on the other corner I have another parking lot. This brings a lot of traffic towards my yard and I feel like a 6' fence would provide the security.

Mr. Rotz- why not a 5' fence?

Mr. Sheerin- I figured watching the traffic go past they would still be able to see over a 5' fence from the parking lots.

Mrs. Downham – so the yellow line is the fence that you put up? How long has it been there?

Mr. Sheerin- yes, it is. It has been there for two years.

Mr. Buono – how long have you lived there?

Mr. Sheerin – 3 years.

Mr. Foley – do you have children?

Mr. Sheerin – yes.

Commissioner Linhart- what is to the left of the white fence?

Mr. Sheerin – that is my garage.

Mr. Foley – the entire fence that you have here is in the back of the house?

Mr. Sheerin- Correct.

Mr. Rotz – You have a one-story or two-story garage?

Mr. Sheerin – one story

Mr. Rotz – How close is the garage to the property line?

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Mr. Palo - 4 almost 5 ft. to property line.

Mr. Rotz opened up the application for public comment.

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

Mrs. Downham – to the left of the survey it says, chain-link fence? Is that there?

Mr. Sheerin- yes, that separates my yard from the property of the church.

Mr. Rotz- is that on the church's property?

Mr. Sheerin – yes, it wraps around their property.

Mrs. Downham – so you put the chain link fence there?

Mr. Sheerin- no, that was there when I moved in.

Mrs. Downham – does the small chain link fence bother you?

Mr. Sheerin – well the plan would be to fence the whole yard in with 6' fence.

Mrs. Rotz – so you are asking for a 6' fence around the whole property?

Mr. Sheerin – yes, that is the plan.

Mr. Rotz – so you are proposing a 6' vinyl fence?

Mr. Sheerin- yes.

Commissioner Linhart – the portion of the survey where it says “hedge on line,” are you planning to put a fence there too?

Mr. Sheerin – no.

Mrs. Downham – how far do you want the 6' fence to go?

Mr. Sheerin –?

Mr. Palo – 90 ft.

Mrs. Downham – there other fence would have to go down 3' because that would be considered the rear yard.

Mr. Palo - Rear yard of the survey 6.81 ft. squaring fence off there.

Mr. Jandoli- is this for privacy for your yard or house?

Mr. Sheerin – for the yard.

Mr. Palo - 78 ft and 12 ft straight across

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Mr. Rotz - To Clarified it, the fence will be the entire backyard and not just the side. Bringing the fence to the corner, left side of the house, south side of the house on Cuthbert.

Hearing no other comments Mr. Rotz asked for a motion.

A motion by Marguerite Downham to approve the 6' fence enclosing the rear yard, stopping at the two edges of the back of the house, point at the intersection of the fence on the existing garage. Seconded by John Foley.

9 members voted in the affirmative, 0- no votes Motion for 6' fence in rear yard was approved.

**Application 22-36** – Block 26.03 Lot 60.01 – Zone R2 – 82 Akron Avenue – Nicholas Fabbroni – Applicant is seeking to install a 5' fence in the side yard where only a 3' fence is allowed, asking for any and all variances, waivers deemed necessary to approve this application.

Nicolas Fabbroni owner of property and applicant was sworn in.

Mr. Rotz stated that the survey is dated March 2022 and will be marked A1 and you are requesting a vinyl fence in your side yard.

Mrs. Downham – is the fence existing?

Mr. Fabbroni – no ma'am, this is new construction.

Mr. Foley – is the photo of the fence examples?

Mr. Fabbroni – yes.

Mrs. Downham – is the house there now?

Mr. Fabronni – yes, almost complete.

Mr. Rotz – The photo array you have provided will be marked A2 When were they taken?

Mr. Fabronni – September.

Mr. Rotz- and this is a sample of proposed materials?

Mr. Fabronni – yes.

Mr. Rotz – photo of proposed materials marked A3

Mr. Fabbroni – variance proposal for 5' fence in the side yard. Plan is to come up to where the porch starts to cover the windows on the sides. Front corner on the left side of the house, doesn't quite come up to the corner on the right side of the house. From the property line on the front, it sits back quite far. There is no site line impingement.

Mr. Stevenson – it sits about 33.83 ft. there is where the fence line would start.

Mr. Rotz – how far is side yard?

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Mr. Fabbroni – The vacant lot to the left is not mine, my lot is 50x125 identical to the lot next to it. 8.5 ft on both sides of the house.

Mr. Rotz – why not just fence the backyard?

Mr. Fabbroni – I have four children now; I am trying to give them the biggest yard and space they can have. And it is a safety issue for me, having the windows covered, having the 5' fence in the yard for the kids to play in the yard. It will also cover AC units outside and anything stored in the yard.

Mr. Rotz – have you explored other materials then vinyl?

Mr. Fabroni – no.

Mr. Rotz – typically when we consider a fence in the side yard, we prefer something that avoids the stockade look. Rod iron fences, etc.

Mr. Fabbroni – that defeats the purpose for me because if they can see through it then it defeats the purpose.

Mrs. Downham – there's no entrance on either side of your house, correct?

Mr. Fabbroni – no there is not, but I have four basement windows on the bottom of my house that someone could come into.

Mrs. Discher – so you want this fence that nothing can see through, like a wall?

Mr. Fabbroni – yes.

Ms. Garty – so you are seeking the fence height to be 5' just installed on the side yards because there is a 5' existing fence in the rear belonging to the neighbors, the fence would be installed 8.5' from the property line.

Mrs. Downham – and you are going to have a gate in the front?

Mr. Fabbroni – yes and 5' gate on each side.

Mr. Rotz – he is ½' short on one side.

Mr. Stevenson – I think that it is far enough to go beyond the front yard setback.

Mr. Rotz – minimum of 6' and make up the difference to come up to 15

Mr. Rotz open the meeting to the public for this application only.

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

Mr. Rotz if anyone else had anything to add. Hearing nothing Mr. Rotz asked for a motion.

A motion by John Foley to approve the application 22-36 82 Akron Avenue for a 5' high fence in side yard as presented, seconded Renee Bergmann. 8 members present voted in the affirmative, 1- no votes (Marguerite Downham), Motion carried.

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Application 22-37 – Block 15.08 Lot 31 – Zone R1 – 272 Bewley Road – Dan Ryan –

Dan Ryan sworn in – Owner of the property

Mr. Rotz commented that the survey is dated August 18, 2022 and will be marked A1 asked the applicant looks like you are looking to expand your pre-existing home. IS it possible to expand your lot?

Mr. Ryan – no.

Mr. Rotz – front and side yard pre-existing?

Mr. Ryan – yes.

Mr. Rotz – all variances are pre-existing with exception of the size of the home that you are expanding. How much are you adding in sq footage?

Mr. Palo – 264 sq ft.

Mr. Ryan – it is going above where our kitchen table is now and a portion of the garage.

Mrs. Downham – are you keeping the garage?

Mr. Ryan – we are keeping the front portion of the garage, but convert the back portion to living space. You will not be able to put a car in there.

Mrs. Bergmann – can you put a car in there now?

Mr. Ryan – yes, it is not very wide but it is very deep.

Mr. Rotz – but you will keep the front of the garage for curb appeal?

Mr. Ryan – yes.

Mrs. Downham – how big is your driveway?

Mr. Ryan – it is big enough for two cars lengthwise but not width

Mrs. Downham – and you will park in the driveway?

Mr. Ryan – yes, there is room to park two cars in the driveway.

Mr. Rotz – You brought us a photo array we will be marked it A2. The photos are what your home will look like post construction those phot will be marked A3

Mr. Ryan – photo of neighbor's home that has a similar design

Mr. Rotz – so you are showing that this will be consistent with the character neighborhood

Mr. Rotz open the meeting to the public.

Catherine Michener – 273 Crystal Terrace – Was sworn in

Mrs. Micherner – I am interested in the impact of the back of the house, interested to know about the

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setbacks.

Mr. Rotz – so you have a question about how far you will go out in the back of the home?

Mrs. Michener – yes that is it.

Mr. Ryan – it is within the same footprint where the house existing. It is not going further back into the garage.

Mr. Rotz – the addition is on the roof area.

Mrs. Michener – so I just misunderstood. That is good, thank you.

Mr. Buono – how long have you lived there?

Mr. Ryan – moved in January 2020

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

Mr. Rotz asked the board if there have anything else to add, hearing nothing more He asked for a motion.

A motion by Suzanne Discher to approve application 20-37 - 272 Bewley Rd to construct a 2<sup>nd</sup> story addition as submitted, Seconded by John Foley. 9 members voted in the affirmative, 0- no votes Motion carried.

Resolutions:

2022-12 – 340 Haddon Avenue

2022-17 – 1033 Belmont Avenue

2022-27 – 205 Burrwood Avenue

2022-33 – 1 Hedgerow Court

A motion by James Stevenson to approve resolutions 22-12, 22-17, 22-27 and 22-33, seconded John Foley. 6 members voted in the affirmative, 0- no votes 3 abstentions (Comm Linhart, Renee Bergmann, Suzanne Discher)

Mr. Rotz announced that the board was granted Approval from Commissioners at their meeting for new forms – Resolution 2022-107

Public Comment: None

Zoning Office report – Lee Palo

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Mr. Palo – Having dialogue with fences that I have been following through and catching up with. Residents are complying with the requirement. Removing banners over on Mt. Ephraim Ave that are aesthetically displeasing.

Mr. Rotz – anything on the burger king sign?

Mr. Buono – Mr. Fusco said that he would reach out to them about that.

Mr. Palo – correct, I haven't heard back yet.

Ms. Garty – board of commissioners approved the new forms and applicants from here on out will use the new form.

Commissioner Linhart – it does need to be updated on the website.

Mrs. Richards will give the forms to the Clerk, Dawn Pennock and website Kate Burns.

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

All members present voted in the affirmative. Motion carried.

Meeting adjourn 8:45 P.M.

Next Meeting – Regular Meeting – Thursday, November 3, 2022

Respectfully submitted

Bonnie Richards  
Secretary