

TOWNSHIP OF HADDON
PLANNING/ZONING BOARD MEETING
SEPTEMBER 1, 2022

Minutes of the regular meeting of the Township of Haddon Planning/Zoning Board, held on Thursday September 1, 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 newspaper and by posting on two bulletin board in the municipal building.

Roll Call

Richard Rotz	Present
John Foley	Arrived 7:35 PM
Suzanne Discher	Excused
Marguerite Downham	Present
Joe Buono	Present
Eve Keller	Present
James Stevenson	Present
Commissioner Ryan Linhart	Absent
Gregory Wells	Excused
Renee Bergman	Absent
Jose Calves	Arrived 7:33 pm
Chris Janoldi	Absent
Meredith Kirschner	Absent

Also Present

Lou Garty – Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Township Engineer

The meeting was called to order by Chair Rotz at 7:30 p.m.

A motion by Marguerite to approval the minutes from 8/4/2022, seconded by Eve Keller. 5 Members voted yes 0- no notes – 1 abstention (Jose Calves) Motion carried.

Old Business: None.

New Business:

Application 22-12 – Block 22.01 Lot 8 – Zone C4 – 340 Haddon Ave LLC – 340 Haddon Avenue
Applicant is seeking a use variance to permit second floor as residential; first floor will be office. Seeking waiver of site plan review since no changes in building or use along with any and all variances, waivers seemed necessary to approve this application.

Page 2

Jeff Brennan – Attorney for the applicant

Mr. Brennan asked how many eligible board members do you have for tonight?

Mrs. Garty – we have 5 regular and 1 alternate. Mr. Foley just arrive now we have 6 members.

Mr. Foley arrived 7:35pm.

Mr. Brennan – I am representing the owner of property in C4 Zone, it is 3 story buildings, office on bottom, residential apartments on top floor. The client is under contract to sell to someone who is here tonight and she intends to continue the same use. The records do not go back far enough to show if there was ever a variance and if it was approved.

Timothy Garvey – 2201 Church Road, Cinnaminson, NJ 08077 – PCF Management LLC, property manager. – Sworn In

Mr. Brennan asked to Mr. Garvey– what is the relationship between PCF MGMT 340 Haddon Ave., LLC – Dr. Frasco owns both companies. When did acquire 340 Haddon Ave in 1995, and you were hired in 2007 is that correct Mr. Garvey.

Mr. Brennan from Whom did 340 Haddon Ave acquire the property?

Mr. Garvey - Dr. Frasco

Mr. Brennan - Dr. Frasco purchased property in 1985

Mr. Garvey – It is a stick frame construction, aluminum siding, no other out buildings or garages, cement driveway that extends along the length of the buildings that leads to a parking area in the rear that can accommodate comfortably 3 cars. The driveway could accommodate 2 cars.

Interior, basement below ground, first floor layout office, second floor there is an apartment renovated attic area on third floor. Separate entrances to office and to apartment. Two entirely separate spaces. The building has been that way for about 30 years.

Mr. Brennan – over that 35 year or so span has the building been both residential and office tenants.

Mr. Garvey – long term tenant Chiropractor for about 10 years, family in the apartment and rented to various college students.

Mr. Rotz – is there currently a tenant?

Mr. Garvey – no.

Mr. Rotz – when was the last time there was a tenant renting?

Mr. Garvey – it has been a few years, would need to look at the lease.

Mr. Brennan – has there ever been an attempt to convert to all residential or all commercial?

Mr. Garvey – No.

Mr. Foley – Why has it not been rented?

Page 3

Mr. Rotz – when is the last time the residential space has been occupied?

Mr. Garvey – maybe 5 years.

Mr. Rotz – does anyone have any evidence as to when the last tenant was in there?

Mr. Brennan – Has the township been aware of the residential space?

Mr. Garvey – yes, I would say so because the Fire Marshal comes though once a year to do an inspection.

Mr. Buono – Has the Fire Marshal been there within the past 5 years?

Mr. Garvey – yes, absolutely.

Mr. Foley – you have attempted to find tenants for the building that have been unsuccessful, if there is a common denominator as to why it is not being rented?

Mr. Brennan – I think we have a third witness that can attest to some of that.

Mr. Garvey – if you are asking me, it was the pandemic that killed everything.

Beryl Krinsky – Sworn In - Hopefully the new buyer.

Mr. Brennan – you are currently under contract to purchase?

Ms. Krinsky - Yes, I will use the office space for the business and I will live in the residential apartment. Corporate wellness helps companies and employees in reducing stress and a dietetic internship that is virtual. Current business in Washington Township. Lives in Collingswood currently. One part time employee coming in one day a week, and two employees that are all virtual. I am by appointment only, 9-5 hours. Regular small deliveries, no trailers or box trucks. Normal trash, minimal because only two people. No structural changes or changes to foot print. Residential portion as apartment and I will live there.

John Sandone – 21 Reeve Ave – Sworn In - Realtor

Mr. Brennan – You are the broker of record for this property?

Mr. Sandone – yes.

Mr. Brennan – why hasn't the property sold at this time?

Mr. Sandone – PCF is selling properties, liquidating a lot of properties due to management. Property has been on and off the market for about 2 years. Buyers over time have not wanted to go through the variance process.

Mr. Rotz stated that the Survey is Dated 8/2/2022 and will be marked A1 – showing subject property

Mr. Brennan – no further documents or testimony.

A motion by Jose Calves to open the meeting to the public on this application only, seconded by Marguerite Downham, all members present voted in the affirmative. Motion carried.

Page 4

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

Mr. Rotz asked Mr. Brennan if he had anything else to add.

Mr. Brennan – We are here for use variance and site plan waiver. A few different ways to approve the criteria, inherently beneficial not claiming that but we are applying that the property is properly suited to this use. No substantial detriment to the public good, the property will continue to be used as it has been for 4 plus decades. No substantial detriments to what the zoning plan permits for. Fieldstone being a prime example, there is mixed use in the area. There are no proposed site plan changes, will continue to remain the same structure and parking. There are no changes to the footprint of the buildings. It is what it is and we are not changing it in any way.

Mr. Garty – does the purchaser understand that if she wants to get a sign then she would have to apply for it?

Mr. Brennan – yes, she is aware.

Mr. Garty – she would not have to come back in front of the board, just a permit.

Mr. Fusco – Does the applicant have any objection to painting the parking spots?

Mr. Brennan – I spoke with my client beforehand and she agrees with that, and will do that.

Mrs. Downham – up to this point, it has never been inspected as an apartment, correct?

Mrs. Richards – no they have not. Just fire inspections annual not tenant change inspections.

Motion by John Foley, to approve the application as read with the understanding that the application will put the proper parking painting in the back, seconded, Marguerite Downham.

7 members voted in the affirmative, 0- no votes. Motion carried.

Application 22-17 – Block 10.03 Lot 12 – Zone R2 – 1033 Belmont Avenue – Carol Jo Bobco - Applicant is seeking to construct an addition and deck asking for any and all other variances, waivers deemed necessary to approve this application.

Mr. Rotz –The survey is dated 8/4/2022 prepared by Phillip J. Schaffer. Will be marked A1, and asked how much square footage are you adding?

Mrs. Bobco Owner of 1033 Belmont Ave – Sworn In

Mrs. Bobco replied it is on the drawings.

Mr. Rotz – one page sheet, Lisa A Suff... - shows elevations and floor plans it will be marked A2.

Gregory Fusco –Key Engineer – Township’s Engineer was sworn In

Page 5

Mr. Fusco stated it is about 331 sq. ft on the second floor, new master bedroom area, hallway and closet. 16 ft 4 ¼ inches by 20 ft 5 inches.

Mr. Rotz- and the deck?

Mr. Fusco – about 180 sq ft

Mr. Calves – confirmed the papers say 179 sq ft for the deck.

Mrs. Downham – Are you taking out existing shed and garage?

Mrs. Bobco – the shed will remain in the yard until I do a 2-car garage.

Mr. Rotz – you are also proposing to construct a two-car garage?

Mrs. Bobco – yes, I am asking for approval for that as well

Mr. Palo – she can build it and comply, currently 1.75 off the line demo that and move the shed, slide garage over to conform with the accessory structure.

Mr. Rotz – so you are proposing to construct an accessory structure that will conform to the setbacks?

Mrs. Bobco – yes.

Mr. Calves – demo of garage to move it off

Mr. Rotz – the placement of the shed is not noted on the drawing but that would have to comply too. You have a need for a front yard setback variances 17.37 ft from plot line, looking for 7.13 ft of relief, accurate to state that your property sits somewhat off of Belmont Avenue sidewalk and portion of the yard that is outside the plot line.

Mr. Buono – photo of back of house, currently have a porch,

Mrs. Bobco - The porch is on the left-hand side of the house in the rear, the right side of the rear is proposed first floor bathroom, deck off of that. Second floor addition over the family room not over the front porch.

Mr. Calves – proposed impervious 53.23% add shed are they still under 60%.

Mr. Fusco – would still be under – roughly 54.5%

Mr. Rotz - did you take the photographs?

Mrs. Bobco – yes.

Mr. Rotz – We will mark the photos A3. Elevations, current survey, only need front yard setback relief.

Mrs. Bobco – indicates garage setback now as it is. Demo on the garage is not included in the next phase of my work.

Mr. Rotz – if you decide not to demo the garage and we would need to approve the current setback that is 1.75 off the line.

Page 6

Mrs. Garty - Permit preexisting non-conforming setback, in the events that she demolishes or shifts the shed she will need to comply with the setbacks.

A motion by Marguerite Downham to open the meeting to the Public, seconded by John Foley, all members voted in the affirmative, motion carried.

Hearing nothing from the public a motion by Marguerite Downham to close public portion, Seconded by Joe Buono. All members voted in the affirmative. Motion carried.

Mr. Rotz asked Mrs. Bobco if she had anything she would like to add.

Mrs. Bobco – Nothing more

A motion by John Foley to approve application 22-17 as present, seconded, Jose Calves. 7 members voted in the affirmative, 0- no votes Motion carried.

Application 22-27 – Block 29.03 Lot 3 – Zone R1 – 205 Burrwood Avenue – Shane Fitzgibbon – Application is seeking to construct an addition, asking for any and all variances, waivers deemed necessary to approve this application.

Mr. Rotz looked at the Survey dated June 16, 2022 and said it will be marked A1 –Survey from Walter McNamara and Assoc. You are looking for bulk variances, relief for the current structure and adding to it. Lot area, requires 10000 sq ft have 6875 need 3125 ft of relief. Frontage have 55 need 25 ft required 75. Frontage width is same. Aggregate side yard setbacks, listing aggregate. Mr. Palo?

Mr. Palo – it does comply on the aggregate.

Mr. Rotz – you have a fence issues; do you have an existing fence?

Mr. Fitzgibbon – we would be asking to take part of it down in our construction. Not asking for variances. It is 4 ft.

Mr. Rotz – You have a rubber shed, says pad only, appears to be 2 ft from property line. Is that accurate?

Mr. Fitzgibbon – yes when we bought the property the pad was there and we put a Rubbermaid shed on the pad.

Mr. Rotz – How are you proposing the steps in the back?

Mr. Fitzgibbon – currently there are no steps there, we are going to be taking down the existing two structures, the one-story additions that were there when we purchased, and there will be a door coming out to the side area.

Mr. Rotz – Are these photographs taken by you resident and if so, we will mark then A2 The set of plans containing elevations of proposed front and side and floor plans we will mark A3. the pre-existing condition that you are asking relief for are

Lot Area required 10,000 existing 6875 relief 3125

Lot Frontage required 75' existing 55' relief 20'

Lot Width required 75' existing 55' relief 20'

Page 6

A motion by John Foley to open the public portion, seconded by Marguerite Downham. All members present voted in the affirmative.

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

A motion by Jose Calves to approve application 22-27 – 205 Burrwood Ave. as presented, seconded by John Foley. 7 members voted in the affirmative, 0- no votes Motion carried.

Application 22-33 – Block 8.02 Lot 29 – Zone R1 – 1 Hedgerow Court- Richard and Tracie Dodd – Applicants are seeking placement of 10x8 shed required 5' from all property lines proposing 3 ft. and required 10 ft. from the structure proposing 1 ft. And proposing height of fence 5' where 32 ft is allowed, seeking any and all variances and waivers deemed necessary to approve this application.

Mr. Rotz – stated that the survey is dated June 10, 2022 and will be marked A1. This is a property that has an irregular shape, property is on an angle. You are proposing to place a shed on the property.

Mrs. Tracie Dodd owner of the property was sworn in– We did not realize we needed the approval. We have a son with asthma and we needed to get the shed out of the attached garage. The soil in that area collects a lot of water there was no other place to put the shed other than where it is. We put the shed on the side of our house, there is no room on the other side. First house on court, coming down Cornwall it is the first trash house that you see. We have had the shed there since July 2020. After we put the shed there, I had trashcans there and it looked ugly, trying to make that side of the house nice. Wanted to hide the trashcans. Houses on heather road put up fence panels to hide trashcans, not thinking of it as a fence but it was to hide the trashcans. The doon grass in front since everyone sees the side of the house. Fence was put in in about September 2020.

Mr. Buono – how tall are the trashcans?

Mrs. Dodd – if you see the way the house is it's a split level, white stucco and on top of that we have bedrooms, upstairs and siding on it, looks like a block on a block. Trying to break up that building block look.

Mr. Rotz – why did you not put the shed in the back of the house?

Mrs. Dodd – a lot of drainage issues in the backyard. When you walk on the grass you can hear the water. When we put grass down the grass separated from the soil, then we had to pay for more soil.

Mr. Fusco – can attest to the drainage issues the town has been working with the residents to help with that issue in that area and will continue to help with those issues.

Mrs. Downham – what is the size of the shed?

Mrs. Dodd – 10x10.

Mr. Rotz – did you take these photographs we have here tonight?

Mrs. Dodd – no, Mr. Palo did.

Mr. Palo confirmed he took them.

Page 7

Mr. Rotz – is there anything next to your home? And how far away it is?

Mrs. Dodd – not sure exactly how far but there is another home.

Mr. Rotz – irregular shaped lot, drainage issues, is the neighbor home situated more than 10 ft from property line.

Mrs. Dodd – yes.

A motion by Marguerite Downham to open the public portion of this meeting for this application only seconded by John Foley. All members present voted in the affirmative. Motion carried.

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

A motion by Joe Buono to approve the application as presented, seconded by John Foley. 7 members voted in the affirmative. Motion carried.

Resolutions:

2022 - 24 – 433 Avondale Avenue

A motion by John Foley to approve resolution 22-24 seconded by Eve Keller. All members present voted in the affirmative. Motion carried.

Discussion of Resolution for 600 Cuthbert Blvd. – Redevelopment from the Board of Commissioners

Mrs. Garty – the governing body referred an area to the planning board to conduct a study to see if it meets the criteria to redevelop the area. We will put together a report based on Mr. Fusco's recommendations.

Mr. Foley – I had heard that it was published in The Retrospect that it would be townhomes.

A motion by Marguerite Downham to open the meeting to the public on any subject, seconded by John foley. All members presented voted in the affirmative. Motion carried

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

Zoning Office Report – Lee Palo

Mr. Palo – continuing my report as presented in the board's packets. Chicken coop in the front yard, still waiting on that one.

Mr. Rotz – what about Burger King and the reader board?

Mr. Palo – I did send her an email and reviewed what was submitted. It wasn't part of the package. Talking with Sarah Warner, from Tim Primes office.

Mr. Fusco will reach out.

Mr. Rotz – Email from W. Collingswood heights, doing manhole work. Giving us notice

Page 9

Mr. Stevenson – DOT is doing the work.

Mr. Fusco taking care of it.

With no further business tonight for the Haddon Township Planning/Zoning Board A motion by John Foley to adjourn the meeting, seconded by Marguerite Downham. All members present voted in the affirmative.

Meeting Adjourn 8:49 P.M.

A CD of this meeting is available upon request.

Respectfully submitted

Bonnie Richards
Secretary