

The Township of Haddon Planning/Zoning Board

Meeting Minutes

Thursday, November 7, 2024

A regular meeting of the planning/zoning board of the Township of Haddon was held on Thursday, November 7, 2024, in the municipal building court room (2nd floor), located at 135 Haddon Ave, Haddon Township, New Jersey was called to order by Chairman Richard Rotz.

Flag Salute

Confirmation of Sunshine Law

Roll Call

| | |
|-----------------------|--------------------------|
| Richard Rotz | Present |
| John Foley | Excused |
| Renee Bergmann | Excused |
| Marguerite Downham | Excused |
| Joe Buono | Present |
| Frank Ryan | Present arrived 7:548 pm |
| James Stevenson | Present |
| Commissioner Mulroy | Present arrived 7:58 pm |
| Gregory Wells | Present |
| Jose Calves | Present |
| Meredith Kirschner | Present |
| Chris Janoldi | Present |
| MaryRita D'Alessandro | Present |

Also, present

M. Lou Garty – Solicitor

Lee Palo – Zoning Officer

Gregory Fusco – Professional Engineer and Planner

No minutes

Old Business: The first application for tonight is 21 Haddon Ave, However, we only have 6 eligible members here tonight and we need 7, The applicant has agreed to postpone this application until the December 5, 2024 meeting where there will be first on the agenda. No further notice will be provided.

Application 24-39, Block 22.03 Lot 1 – zone R-2 - 1 Maple Ave, Hoover Homes, they have asked to postponed to the December 5, 2024 meeting. A motion by Richard Rotz to approve the postponement until December 5, 2024, seconded by Joe Buono. 8 members voted in the affirmative, 0- no votes. Motion carried. This application will be heard at the December 5, 2024 meeting.

New Business

Application 24-50, Block 29.01 Lot14 & 15 – Zone R-1- 610 Shady Lane – Brian & Nicole Stolarick. Applicants are seeking to construct a front porch, to the existing home, Seeking, relief of 142-37A (4) Front yard setback, required 30 ft. where 2625 ft. exists, relief of 3.85 ft. and side yard setback required 10 ft. exists 9.14 ft. relief of .86feet., along with any and all other variances, waivers deemed necessary to approve this application.

Brian Stolarick – Sworn In

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Nicole Stolarick – Sworn In

Cliff Quay- Engineer for applicant- Sworn In

Mr. Quay – this is on the corner of South Park and Shady Lane, the applicant is looking for 2 variances which are both pre-existing, non-conforming, one is the front yard setback requires is 30 feet, exists is 26.15 feet asking for relief of 3.85 feet. Also seeking Side Yard Setback where 10 feet is required exists is 9.14 feet asking relief of .86 feet.

Mr. Rotz – I see you have a survey dated March 27, 2024 we will mark that A1

Mr. Quay – This is across from the Hopkins House on Cooper River and we are seeking a 2nd story addition, only the porch needs the variance they are basically dormers.

Mr. Rotz - These are both pre-existing non-conforming, I see you have a Photo Array did you take these pictures?

Mr. Stolarick – No Mr. Palo took the pictures.

Mr. Rotz – Mr. Palo did you take these pictures?

Mr. Palo – Yes

Mr. Rotz – When did you take them

Mr. Palo – October 8, 2024

Lou Garty – You understand you have to build according to your design plans; you need to obtain Building permits, plumbing etc. you understand that the addition may bring value to your property and effect your property taxes.

Open to the Public

A motion by James Stevenson to close the public portion, seconded by Meredith Kerschner. All members voted in the affirmative. Motion carried. Public portion closed

Mr. Rotz asked the board if they have anything else to add, hearing nothing may I have a motion?

A motion by James Stevenson to approve application 24-50, 610 Shady Lane as presented, seconded by Gregory Wells. 8 members voted in the affirmative. Motion carried. (Rotz, Buono, Stevenson, Wells, Calves, Kerschner, Janoldi, D'Alessandro). Motion carried.

Application 24-51 – Block 14.04 Lot 4 – Zone R-1- 1145 Mt. Vernon Ave – Beth Thomas – Applicant is seeking to construct a 2-Story addition and rear yard covered sunroom.

Beth Thomas – Sworn In

Kevin Thomas – Sworn In

Mr. Rotz – Your Survey you provided us does it accurately reflect as built condition?

Ms. Thomas – Yes, we want to build up and expand the 2nd floor ceilings, they are not tall enough. We are looking to have a house that fits all 4 of us.

Mr. Rotz – the drawing from RJM 4 pages (floor plans, front & side elevations) we will mark them as A2, the drawings show that your lot is 7,250 sq. ft. and required is 10,000 sq. ft. How much square feet are you adding?

Ms. Thomas – adding 130 sq. ft. on first floor and 59 sq. ft. on 2nd floor.

Mr. Rotz – 1st floor is the sunroom and 2nd floor is being built with same existing perimeter. Your front yard is 28.14 feet and from yard setback requires 30 feet. Rear yard you have plenty. You have a frame shack or another name shed, all shed must be 5 feet from all property lines this is only 1.5 feet away, can you move the shed to meet the requirement?

Ms. Thomas – We could but then we would not have rear yard. We are requesting a variance so we can use full size of the yard, and the shed was there when we brought the property.

Lou Garty – The construction must be consistent with the plans, you must get all permits needed and inspected, this may increase the value of your property and may change your taxes, do you understand all this.

Ms. Thomas – YES

Mr. Rotz – You have a photo array we will mark it A3 – Did you take these pictures?

Ms. Thomas – No, Mr. Palo Took the Pictures

Mr. Rotz – Mr. Palo, did you take these pictures and when did you take them, and do they accurately show the property.

Mr. Palo – Yes, I took them on October 15, 2024, and yes that is now the property looks.

Open to the Public

A motion by Joe Buono to close the public portion, seconded by Gregory Wells. All members present voted in the affirmative. Motion carried.

A motion by Jose Calves to approve application 24-51 as presented, seconded by James Stevenson. 8 members presented voted in the affirmative, Motion carried. (Rotz, Buono, Stevenson, Wells, Calves, Kerschner, Janoldi, D'Alessandro)

Application – 24-52 – Block 15.09 Lot 10 – Zone R-1 261 Hopkins Road – Michael Luke – Applicant is seeking to convert garage into living space, needs relief of front yard parking, and second accessory structure.

Michael Luke – Sworn In

Megan Luke – Sworn In

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Mr. Rotz – I see your survey marked September 17, 2024 we will mark that A1, you are seeking to convert your garage into living space, correct? Can you tell us the size of the windows? And will the brick match the rest of the house?

Also, you have Photos we will mark them A3 who took these pictures, Mr. palo?

Mr. Luke

Yes Mr. Palo took the pictures, yes, the brick will match and so will the paint, we are widening our driveway we can fit 3 cars in driveway.

Mr. Rotz – I see you also need relief of

| | Required | exists | relief |
|-------------------------|----------|--------|--------|
| Lot area | 10,000' | 7,500' | 2,500' |
| Lot Frontage | 75' | 60' | 15' |
| Lot Width | 75' | 60' | 15' |
| Front yard setback | 30' | 29.91' | .09' |
| Side yard setback | 10' | 9.88' | .12' |
| Total side yard setback | 25' | 20.93' | 4.07' |
| Accessory building | 5' | 2.20' | 2.80' |
| Fence height | 5' | 6' | 1' |

2nd shed proposed 100 sq. ft.

Open to the public

A motion by Joe Buono to close the public portion, seconded by James Stevenson, all members present voted in the affirmative. Motion carried.

Lou Garty – Build to plans, permits, taxes

A motion by Frank Ryan to approve this application as presented, seconded by Gregory wells. 9 members voted in the affirmative. Motion carried. (Rotz, Buono, Ryan, Stevenson, Mulroy, Wells, Calves, Kerschner, Jandoli) Motion carried.

Application 24-53 – Block 21.11 Lot 23 Zone R2 – 12 E Albertson Ave – Doug Leonard – Applicant is seeking to build a rear yard addition and covered porch.

Doug Leonard – Sworn In

Mr. Rotz – You have an undersized lot, I see the survey dated July 11, 2024 it will be marked A1, how many feet are you adding to your property?

Mr. Leonard – 800 Sq. ft. – 200 sq. ft. to 1st floor and 600 sq. ft. to the 2nd floor.

Mr. Rotz – you have elevations we will mark them A2, since this is an undersize lot you are asking for relief from pre-existing, non-conforming condition for Lot Area where 10,000 feet is required exists is 5,600 feet asking relief of 400 feet, lot frontage 50 feet is required, exists 40 feet relief of 10 feet, Lot width 50 feet is required, exists 40 feet, relief of 10 feet, Front yard setback 25 feet is required, exists is 18.5 feet relief of 6.5 feet. Is that correct?

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Mr. Leonard – yes, we have a growing family and need more space we want to extend the rear so make the kitchen larger, and to cover the porch.

Mr. Rotz - There is no 2nd floor over the kitchen? The elevation is done by Jeffrey Brummer, Architect, correct? You also have a photo array; did you take these pictures?

Mr. Leonard – Yes, I took them on March 30, 2024.

Mr. Rotz we will mark them A3, the deck is being demolished. You are using the same footprint as original home. The garage will be removed.

Mr. Leonard – The deck will be demolished and built back further.

Mr. Ryan – how many bedrooms?

Mr. Leonard – 3 bedrooms and 3 baths

Mr. Ryan - you are turning this into a 5-bedroom house?

Mr. Leonard – No 4 bedrooms and 1 office

Mr. Ryan – I understand you love the home; you love the Township but turning it into a 5 bedroom is a lot.

Lou Garty- You agree to build this as the drawing/plans show, get all permits, you understand this may affect your property taxes.

Joe Buono – How long have you lived here?

Mr. Leonard – 10 years

Open to the public

A motion by Chris Janoldi to close the public portion, seconded by Richard Rotz, all members present voted in the affirmative. Motion carried.

A motion by Gregory Wells to approve application 24-53 – 12 E Albertson Ave as presented, seconded by Meredith Kerschner. 7 members voted yes, (Buono, Stevenson, Mulroy, Wells, Calves, Jandoli) 2- No votes (Rotz, Ryan) Motion carried.

Application 24-54- Block 17.06 Lot 2 – Zone C-2 – 427 W Crystal Lake Avenue – Thomas Marchetty – Applicant is seeking to use the rear building of this property as a warehouse for a wood working shop.

Lou Garty has a conflict with this application so Dan McCann will be council for this application.

A motion by Richard Rotz to approve Dan McCann as Conflict Council for this application, seconded by Joe Buono, all members present voted in the affirmative. Motion carried.

Commissioner James Mulroy and Frank Ryan have been excused they cannot hear this application it is a USE variance.

Thomas Marchetty – Sworn In

130 Stratford Ave, Haddon Township, NJ 08108

Mr. Rotz – who owes the property?

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Mr. Marchetty – Crystal Lake Equities

Mr. Palo – On page 5 of 5 of the application you will see owner consent.

Mr. Rotz – This is a USE variance and you are the only witness, correct?

Mr. Marchetty – yes

Mr. Rotz – This is a second use application you want to put in a woodworking shop in the rear of the main building. Please describe what you want to do there.

Mr. Marchetty – I would like to put in a woodworking shop, it would only be me in the shop, not everyday maybe 2 to 3 days a week. 1 or 2 hours a day, No Saturdays or Sundays the building is back about 4000 sq. ft. it is separate (garage) It use to be an automotive shop – storage and before that and ice cream factory for Green Valley.

Mr. Calves – Will customers be visiting the shop?

Mr. Marchetty – No really, if they want to shop and see how their project is coming, they could, I will be making Conference tables, chairs, I made a conference for the Oaklyn Police Dept.

Mr. Rotz – are you occupying the space already”

Mr. Marchetty – I have move items in but have no work in their yet,

Mr. Rotz – We have photos here, did you take these photos

Mr. Marchetty – yes 3 weeks ago

Mr. Rotz – You have no survey, no plans, no testimony of a planner, I think we need more.

Mr. Marchetty – there will very little noise if not zero noise, it is not Air conditioned

Mr. Rotz – You have the right to ask us to vote tonight or you can ask to have this tabled until you can get a professional to come and speak on behalf of this application.

Mr. Marchetty – I would like to table this until the December 5, 2024 meeting.

A motion by Joe Buono to table application 24-54 – 427 W Crystal Lake Ave, seconded by Richard Rotz. All members present voted in he affirmative. Motion carried. Tabled until 12-5-24 meeting

Resolutions

A motion by James Stevenson to approve resolutions 24-21 – 106/108 Black Horse Pike, 24-46 – 11 E Collingswood Ave, 24-47 – 20 Haddon Ave, 24-48 – 24-48 – 267 Crystal Lake Ave, 24-49 – 8 Carlton Ave, seconded by Jose Calves. 5 members voted in the affirmative (Rotz, Buono, Stevenson, Wells, Calves), 0 – no votes- 2 abstain (Meredith Kerschner, Chris Janoldi) Motion carried.

Zoning officer report (Lee Palo): We have e carry overs for December 5, 2024 and 1 residential

Mr. Rotz – Do not put any more on for December

Mr. Palo – I would like to wish everyone a Happy Thanksgiving.

Next meeting – Thursday, December 5, 2024

A motion by Joe Buono to close the meeting and seconded by Greg Wells. All members present voted in the affirmative. Motion carried.

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Meeting adjourned at 9:30 p.m.

Respectfully submitted

Bonnie Richards, secretary
Planning/Zoning Board

Respectfully submitted,

Bonnie Richards, Secretary