

The Township of Haddon Planning/Zoning Board

Meeting Minutes

Thursday, May 2, 2024

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

Flag Salute

Confirmation of Sunshine Law

Roll Call

Richard Rotz	Present
John Foley	Excused
Renee Bergmann	Present
Margurite Downham	Present
Joe Buono	Present
Frank Ryan	Present
James Stevenson	Present
Commissioner James Mulroy	Present
Gregory Wells	Present
Jose Calves	Absent
Meredith Kerschner	Excused
Chris Janoldi	Excused
MaryRita D'Alessandro	Present

A motion by Frank Ryan to approve the minutes from April 4, 2024, seconded by Joe Buono, 8 members voted in the affirmative, 1- Abstained by Richard Rotz. Motion approved.

Old Business: None

New Business:

Application 24-21, 7 & 9 E. Crystal Lake Ave has been postponed to the June 6, 2024 meeting. Not required to re-notice.

Application 24-18, Block 24.06 Lot 13 – Zone R-1- 124 Vesper Ave – Louis Screnci (Owner of Titan Development), Applicant is seeking to construct a new house on existing foundation. With any and all variances, waivers deemed necessary to approve this application.

Lou Garty stated that after review of the notices they are in compliance.

Beth Marlin (Attorney)

Seeking to demo existing house and rebuild a new 2-story house on existing foundation and adding a front porch.

Louis Screnci – sworn in

R.R. – We will mark your exhibits

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- A1 – Photo of existing house from the street.
- A2 – Proposed site plan.
- A3 – Proposed front elevation.
- A4 – Proposed right elevation.
- A5 – Proposed rear elevation
- A6 – Proposed left elevation
- A7 – Survey dated 2/22/2024
- A8 – Photo of front of existing house
- A9 – Photo of house across the street (125 Vesper)
- A10 – Photo of house next door (127 Vesper Ave)
- A11 – Tax map of Township of Haddon
- A12 – Print out of Block/Lot in that area
- A13 – Google maps
- A14 – Google maps ariel view of Vesper Ave

The applicant is seeking the following variances.

- Lot Size needs relief of 1,875ft
- Lot frontage needs relief of 10'
- Lot width needs relief of 100'
- Front yard setback needs relief of 4.2'
- Side yard setback needs relief of 2.94'

Accessory building needs relief of 1.58' on one side and 1.98' on the other side.

Mr. Screnci - The new house will have vinyl siding, shingle roof but a metal roof on the front porch and will be an extended Cape style house.

The right-side foundation will be 3ft over the side yard setback.

Moving the existing foundation is not economical or feasible and the current foundation is in perfect condition.

Mrs. Downham - The detached garage in the A1 photo is the neighbors?

Rotz: Are there any house on that street on double lots?

Screnci: not that he is aware of and there are no vacant lots on the street.

They need the front yard variance for small landing of the front door. This will look more appealing and shield from weather when trying to get into the house.

Screnci: The new house will have an open floor plan, family room, gourmet kitchen, home office/playroom, 3 bedrooms, 2 bathrooms and a finished basement. The main house will be 2100 sq ft and the basement will be 800 sq ft for a total of 2900 sq ft.

The shed on the property is an existing 8x10 and is in good condition so it will remain. It is a framed structure with a shingle roof.

Public Comment: None

A motion by Greg Wells to close public comment and seconded by Marguerite Downham. All members present voted in the affirmative. Motion approved.

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Beth Marlin: They feel this falls within the C1 variance. The lot size can't be changed and the foundation can't be changed. There have been no negatives with the existing house for the last 60 years, the new house is not hovering over a neighbor and will be more consistent with the other house on the street.

Discussion: None

Fusco: You are aware of the height restriction in HT?

Screnci: Yes

Bergman: Is the chimney staying?

Screnci: No

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

A motion by Greg Wells to approve application 24-18 as presented and seconded by Frank Ryan. 9 members present voted in the affirmative. Motion Approved.

Resolution will be signed at the June 6, 2024 meeting.

Application 24-21, 106/108 Black Horse Pike has been postponed the June 6, 2024 meeting.

Application 24-25, Block 16.01 Lot 7 – Zone R-1- 427 Avondale Ave – Terry Carroll & Alicia Morano (homeowners) Applicant is seeking to convert garage into living space needs relief from front yard parking along with any and all other variances, waivers deemed necessary to approve this application.

Lou Garty stated that after review of the notices they are in compliance.

Terry Carroll – Sworn In

Alicia Morano – Sworn In

RR – We will now mark the exhibits

A1- Survey dated 4/11/2024

A-2 Photo array taken by lee palo on 4/12/24

You Need front yard parking variance, so you can convert your garage into living space

Mr. Carroll - The current bathroom and laundry room are too close to the fireplace, so they can't use the fireplace as it is currently and this was like this when they bought the house.

Homeowner: there will be no change to the exterior as they are only using 9ft of the garage and the garage door will remain.

They need relief of all the non-conforming, pre-existing condition as listed on the survey and the front yard parking variance.

Public Comment: None

A motion by Marguerite Downham to close public comment and seconded by MaryRita D'Alessandro. All members present voted in the affirmative. Motion carried.

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

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A motion by James Stevenson to approve application 24-25 – 427 Avondale Ave as submitted and seconded by Greg Wells. 8 members voted in the affirmative, Motion carried. Frank Ryan recused himself from this application.

Resolution will be signed at the June 6, 2024 meeting.

Application 24-26, Block 22.03 Lot 1 – Zone R-2 - 1 Maple Ave – Hoover Homes, LLC, Ronald Hoover (Owner of Hoover Homes, LLC) Applicant is seeking to replace the porch roof and add a 6' Fence behind the existing house. This is a corner property the applicant is seeking any and all variances, waivers deemed necessary to approve this application.

Ronald Hoover was sworn in by Lou Garty.

Lou Garty stated that after review of the notices they are in compliance.

Mr. Berr from Del Duca will be representing this application.

RR – marked the Survey dated 3/7/2024 – A1 and the Photo array taken by Lee Palo – A2

Berr: The home sits on a very odd lot on the triangle of Maple Ave and Locust Ave with a commercial building on the corner which is currently vacant but on the same lot. The home is being rehabbed and while doing so they found the front porch framing and roof has termite damage so for safety they had to be replaced. The front concrete steps are existing.

They would also like to construct a 6ft privacy fence in the rear of the house. They feel this is warranty by Section 142-41 (Privacy area). There is a sidewalk on Locust Ave and Maple Ave.

Fusco: Recommends keeping the fence on the existing fence line and 4ft off the sidewalk.

Fusco: The back yard as it sits means there is parking on the front yard.

Planning Board: Various members concerned with the height of the fence at that location and the material and style of fence since this is a busy point and has sidewalks for people to walk on.

Berr: Ron Hoover is willing to reduce to a 4ft iron fence.

Downham: Has concerns about the commercial building.

Berr/Hoover: The commercial building is only being rehabbed at this point since it has been vacant for so long, but no use of this building has been decided yet and they understand that they will need to come back before the board in order to use for commercial use again.

Public Comment: None

A motion by Marguerite Downham to close public comment and seconded by MaryRita D'Alessandro. All members present voted in the affirmative. Motion carried.

Discussion: None

Berr: Recapped this is a C1 hardship with the existing lot size/shape and the front porch location.

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

A motion by Frank Ryan to approve application with the amended that the fence will be 4ft open style fence to be placed on the existing fence line and 4ft off the sidewalk and seconded by Greg Wells. 8 members voted in the affirmative. Motion carried. Renee Bergman recused herself from this application.

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Resolution will be signed at the June 6, 2024 meeting.

Application 24-27 – Block 13.02 Lot 23 – Zone R-1 - 615 Graisbury Ave – Joe & Eileen Buono – The applicants are seeking to construct a one-story addition to rear left of house. Seeking relief of lot size, Frontage, also relief from accessory structure, side yard and rear yard relief, along with any and all variances, waivers deemed necessary to approve this application.

Joseph Buono sworn in by Lou Garty.

Eileen Buono sworn in by Lou Garty

Lou Garty stated that after review of the notices they are in compliance.

Lou Garty explains that Joe Buono is a planning board member.

Frank Ryan has recused himself.

RR – Stated to the applicants you are seeking to add a 1-story addition to the rear of the house. And looked at the survey dated 4/1/24 with all the reliefs listed and marked it A1.

RR – also stated what is being ask for Lot area needs relief of 2500’

Lot frontage needs relief of 15’

Lot Width needs relief of 15’

Accessory building needs to relief of 2’ on both sides

Mr. Buono stated that the addition will consist of a bedroom and bathroom and extending the porch by 4 feet. The addition will be going straight back and not wider than the existing house. The addition will be siding not brick.

RR – Looked at the Photo array taken by Lee Palo and marked it A2 along with the plans and marked them A3, Mr. Rotz stated that you will be adding 425sq ft and the home backs up to woods.

Mr. Buono – relied yes

Public Comment: None

A motion by Greg Wells to close public comment and seconded by Marguerite Downham, all members present voted in the affirmative. Motion carried.

Discussion:

RR - The accessory shed is existing and plastic?

Mr. Buono - Yes

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

A motion by Renee Bergmann to approve application 24-27 as submitted and seconded by MaryRita D’Alessandro. 7 members voted in the affirmative, Frank Ryan recused himself from this application, and Mr. Buono was the applicant. Motion carried.

Resolution will be signed at the June 2, 2024 meeting.

Resolution: 24-16 – 659 W. Crystal Lake Ave

24-17 – 403 E. Melrose Ave

24-19 – 38 Lincoln Ave

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24-20 – 815 Redman Ave

24-22 – 6 Hampton Road

A motion by James Stevenson to accept the above resolutions and seconded by MaryRita D'Alessandro, 7 members voted in the affirmative, 2 abstentions by Marguerite Downham and Richard Rotz. Motion carried.

Public Comment: None

Zoning officer report (Lee Palo): June is full and The July Meeting will be moved due to the holiday.

Next meeting – Thursday, June 6, 2024

Downham: Environmental Commission meeting had a lady come and complain about people spraying fertilizer and bug killers in their yards and wants the town to ban this.

Lou Garty: This is nothing the Planning Board has control over.

Downham: The Collingswood paper has an article that they are not allowing people to put up fences anymore and they have a curb strip ordinance.

Lou Garty & Richard Rotz: The curb strips are not the property of homeowners; therefore, this is a compliance issue not planning board.

With no further business tonight for the Haddon Township Planning/Zoning Board a Motion by Joe Buono to close the meeting and seconded by James Stevenson. All members present voted in the affirmative. Motion carried.

Meeting Adjourned