

SOMERDALE BOROUGH PLANNING & ZONING BOARD

July 30, 2025 - 7:00 PM

AGENDA

CALL TO ORDER @ 7:03PM

SALUTE TO THE FLAG

SUNSHINE STATEMENT:

In compliance with the Open Public Meetings Act, notice of this meeting was given by way of mailing to the Courier Post & Retrospect Newspaper and posted in the Borough Hall on January 13, 2025.

ROLL CALL: 5 Members Absent

Chairperson Kathy O'Leary - *ABSENT*
Vice Chairman Michael Wharton - *ABSENT*
Mayor George Badey
Councilman Larry Sefchick
Lieutenant Brian Usher
Christian Annese - *ABSENT*
Phil Miller
Wayne Neville
Francis McGowan - *ABSENT*
Ray Lauriano - *ABSENT*
Solicitor David Carlamere
Planner Robert Scott Smith PLS, PP
Zoning Officer Karen Wharton

MINUTES:

No minutes to approve.

NEW BUSINESS:

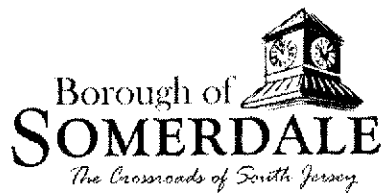
Servino Residents
815 Willow Way
Block 132.01 Lot 18

Reason: Bulk Variance; setbacks and impervious surface.

Carlamere Swears in Robin and Dominic Servino. Please provide the concept idea of your yard present and purposed.

**Borough of
SOMERDALE**
The Crossroads of South Jersey

- Robin Residents for 18 years. We have out grown the above ground pool that we have now. Want to improve the look of the backyard with the inground pool and pavers. We understand the variance we are asking for; 20' setback from the dwelling and the 49.5% of the impervious surface. We are working with both professional engineers, Scott with the board and the one with the pool company. We understand the condition of grading and updated plans.
- Carlamere Exhibit 1A is the survey showing inground pool and the concrete work around yard.
- Sefchick The shed, is it made of wood construct?
- Neville Any encroachment onto the neighbor's yard?
- Dominic No, to the shed and only on our property not neighbor's.
- Sefchick Anyone in the public want to speak?
- No Public
- Smith Reads Engineer report. Yes, for approval with condition of grading for the property regarding the pool is fine but it will be needed for the fence line, which is why I am suggesting a 2 or 3' retaining wall with railing to be installed as well. It does not increase the impervious surface.
- Carlamere Retaining wall and topographical with plans.
- Dominic Yes, the topography is the one with the picture view of neighbor's yard.
- Sefchick Any further questions from the board or the public? No.
- Carlamere Provides Summary of Resolution 2025-04
- Badey Approved motion with recommendation
- Usher Seconds
- All in Favor Aye

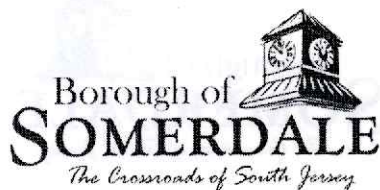


Roll Call:
Mayor George Badey
Councilman Larry Sefchick
Lieutenant Brian Usher
Phil Miller
Wayne Neville

NEW BUSINESS:

Somerdale Borough Master Plan Amendment, 2025

- Carlamere Swears in Leah Furey Bruder, provide the board with your background.
- Bruder Worked with the Borough on and off since 2006, with the PCRD zoning with Lions Plaza into Coopertown. The redevelopment of Kennedy block by block plan adopted by ordinance. 2019 Amended to plan. This Master Plan (MP) amendment policy is recommended with the land use can change and re-examine every 10 years, the original was established 1978. State laws, responses and recommendation remain valid from the 2017 thorough review. This response is to issues to the changes with the borough goals and objection to the 1978 MP, with regarding to the White Horse Pike and lot that will revitalize. Evergreen & White Horse Pike to have everything align. The White Horse Pike is commercial. When Kennedy was redeveloped in 2009 it was revisited due to the influx of ecommerce and commercial took a hit. This MP of the White Horse Pike modifies the uses to allow auto, but with pedestrian still intact. Transitions with design standards but with auto use available if this gets adopted, then council will provide and ordinance. The White Horse Pike is challenging with the lots that are there are houses and business needing to consolidate the little lots.
- Carlamere Board's function govern cannot proceed without planning board approval. Reads potential Resolution 2025-03.
- Bruder Kennedy Blvd and Evergreen.
- Neville Is this solely pertaining to parking lots?
- Bruder Limitation store size for the pedestrians Original was smaller stores but now with larger stores coming in for parking/ store/drive throughs/restaurants.



Neville Wawa and Walmart being the exception?

Bruder Lidl will come back for a second use

Smith Something else being constructed with the grocery store on same site.

Bruder They will come in for updated design and storm water

Sefchick any further questions? No. Approval from the board?

Smith Make note there is no public to open and present to during hearing.

Carlamere If board approved to adopt with Master Plan Amendment all together.

Badey Motion to approve

Usher Second motion

RESOLUTIONS: N/A

CORRESPONDENCE: N/A

GOOD OF ORDER: N/A

GOOD & WELFARE: N/A

ADJOURNMENT: @7:39PM

Sefchick motion to adjourn
First Badey
Second Neville

Respectfully Submitted

Meegan Wadleigh
Recording Secretary