



SOMERDALE BOROUGH PLANNING & ZONING BOARD

April 24, 2024 - 7:00 PM

~~AGENDA~~
Minutes

CALL TO ORDER @7:02PM

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 February 20, 2024.

ROLL CALL:

- Chairperson Kathy O'Leary
- Vice Chairman Michael Wharton
- Mayor George Badey- no attendance, d variance
- Councilman Larry Sefchick- no attendance, d variance
- Lieutenant Brian Usher
- Christian Annese- Absent
- Phil Miller- Absent
- Wayne Neville
- Thomas Leakan
- Francis McGowan
- Solicitor David Carlamere
- Planner Robert Scott Smith PLS, PP
- Zoning Officer Karen Wharton- in attendance

MINUTES:

Board to approve the minutes of February 28, 2024 meeting.

- O'Leary Motion to approve minutes for February meeting
- Motion Wharton
- Second Neville
- Opposed None
- All in Favor Aye

NEW BUSINESS: @7:04PM

Rise Home Buyers LLC
210 S. Warwick Road
Somerdale NJ 08083
Block 145 Lot 3.03

Reason: Use Variance d(1)

Representative Jim Maley, attorney Maley Givens, P.C. property 210 S. Warwick Road. Once a house then converted into doctor's office and apartment, now want to turn it into a house with apartment. Variance for paving the parking lot and variance for lighting in parking lot, requesting relief. Witnesses; Golda Speyer, PP of Topology and William Beck, owner of Rise Home Buyers LLC.

Carlamere Sworn in Golda Speyer and William Beck

Speyer Principal Planner, Newark NJ. Oversees Master Regional and City Community. Sits in as a Land Use Planner on Board.

Board recognizes and accepts credentials.

Speyer Testifying that plan to find relief and conditions. Submitting exhibit A1, google ariel overlay of the area map. Zoning R1 corner lot, rear gravel area for parking. Nonconforming mixed use, willing to conform in R1 use. Single Family Dwelling (SFD) is permitted. This property shows no difference from across the street, which is R2 zone - diverse range of area. Referring to Somerdale's Master Plan on Residential Uses, property enhances quality. Consistent Character of a 2- family dwelling in R1 zone. Spacious lot, keeping it as is, rather than over- developing or stacked. Residential is more in demand than doctor/offices. This provides a healthy balance of quality life, no intent of harming. 2- family dwellings & SFD housing opportunity with affordability, which the Master Plans refers too. Design waiver for unpaved surface area.

Maley Conclude testimony, board have any questions?

Smith Reading from review letter. Borough Ordinance, lighting is not required in residential zone, but the fixtures that are already established need to be removed or repair. Restore and provide request of some lighting in area.

Maley We agree to repair lighting for the parking area for safety.

Carlamere Applicant in agreement to work with Board Engineer/Planner with lighting

Beck Yes. Happy to meet in middle for the lighting requirement, since lights were not tested. We will attempt to fix.

Caralamere Testifying with resolution with working with Board Engineer/Planner for lighting.

- Wharton Interior stairs inside removed to gain access to upstairs?
- Beck Yes.
- Smith ADA comment, not necessary for fixing. Residential is not required of ADA ramp to be replaced, but it will need to be removed.
- Wharton Reading the Fire Marshal John O'Leary's letter for items that needed to be addressed.
- Maley We will meet code requirements.
- Smith The 2-family dwelling, that is acceptable. As far as the sidewalks which are fine but the driveway apron needs to be repaired next to sidewalk at 6%.
- Carlamere Engineer's letter page 3, A-G needs to be seen as conditions.
- Maley Some of these items do not apply but we will work on satisfying some items.
- Smith SFD a parking needs to be 4 spaces per resident. This parking lot is more than adequate. Gravel is a more permeable. Agreed for design waiver.
- O'Leary Any other questions from the Board? None.

Opening to the public 7:30PM

Fred Beaupierre 650 E. Wood Ave. Having had concerns with previous ownership and tenants that were on the property. Wanting the property (210 S. Warwick Rd.) to stay as residential and not commercial.

O'Leary Any problems with the lighting coming onto your property?

Beaupierre No. Just problems with some people in the neighborhood.

O'Leary Client like to respond?

Maley No response.

O'Leary Motion to close the public @ 7:36PM,

Motion Wharton

Second Neville

All in Favor Aye

Opposed? None

- Carlamere Reference Resolution #2024-14
- O'Leary Motion for approval for d(1) variance
- Wharton Motion to approve d(1) variance with waivers and conditions to the code requirements, lighting and concrete work.
- Neville Second the motion

Roll Call:

Chairperson Kathy O'Leary
Vice Chairman Michael Wharton
Lieutenant Brian Usher
Wayne Neville
Thomas Leakan
Francis McGowan

RESOLUTIONS: @7:39PM

O'Leary Motion to waive reading and approve resolution
#2024-11
Floss Groomers
527 N. White Horse Pike
Somerdale NJ 08083
Block 11 Lot 2
Site Plan

Motion Wharton
Second McGowan
All in Favor Aye
Opposed? None

Roll Call:

Chairperson Kathy O'Leary
Vice Chairman Michael Wharton
Lieutenant Brian Usher
Wayne Neville
Thomas Leakan
Francis McGowan

O'Leary Motion to waive reading and approve resolution
#2024-12
Proctor Properties IV LLC
726 W. Preston Ave
Somerdale NJ 08083

Block 149 Lot 9
Minor Subdivision and Variance

Motion Wharton
Second Usher
All in Favor Aye
Opposed? None

Roll Call:

Chairperson Kathy O'Leary
Vice Chairman Michael Wharton
Lieutenant Brian Usher
Wayne Neville
Thomas Leakan
Francis McGowan

O'Leary Motion to waive reading and approve
#2024-13
Kennedy Blvd Real Estate Assoc. LLC
800 Kennedy Blvd
Somerdale NJ 08083
Block 33 Lot 1
Site Plan Waiver Request for Change of Use

Wharton Question with Resolution 2021-13 for condition with the fence on the
property, do we have a time frame or how do we keep an eye on the
progress?

Carlamere The condition was to work with the Borough Engineer, but it shouldn't stop
the resolution.

Smith Not aware of any timeframe for property not complying.

Wharton Request for a time limit

Carlamere Memorializing the Resolution starts the time for appeal

Wharton Motion to waive and approve reading if we can put a time limit to 120 days

Second Leaken

Roll Call:

Chairperson Kathy O'Leary
Vice Chairman Michael Wharton

Lieutenant Brian Usher
Wayne Neville
Thomas Leakan
Francis McGowan

CORRESPONDENCE: None

GOOD OF ORDER: None

GOOD & WELFARE: None

ADJOURNMENT: @ 7:44PM

O'Leary Motion?
Motion Wharton
Second Neville
All in Favor Aye
Opposed? None

Respectfully Submitted,



Meegan Wadleigh
Recording Secretary