



**SOMERDALE BOROUGH PLANNING & ZONING BOARD**  
**August 28, 2024 - 7:00 PM**  
**Minutes**

CALL TO ORDER @7PM

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: All Present, minus 1**

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

**MINUTES:**

Board to approve the minutes of June 26<sup>th</sup>, 2024.

O'Leary	Motion to approve minutes
First	Badey
Second	Sefchick
Opposed?	None
All in favor	Aye

**NEW BUSINESS:**

Name: 1012 S. Browning Ave Subdivision  
 Address: 1012 S. Browning  
 Block 98 Lot 2.02, 3, 4, 5

Reason: Subdivision

Applicant: Yu Feng Chan sworn in by D. Carlamere



Chans, brother and sister own property of 1012 S. Browning Ave. Intent is to sell property 1012 S. Browning as is and conduct a minor subdivision of the additional lot for future build for Chan family.

O'Leary Concerns from Modutec report

Chan Existing property sell as is with condition of new owner to fix existing sidewalks and driveway. With future resident build new lot lines will be facing Yale Ave. condition to install sidewalk from property line to the corner of Browning Ave. Tree removal, was incorporated for future build on survey, but will be addressed as needed.

O'Leary Subdivision follow by deed?

Chan Yes.

Carlamere Summary of Resolution 2024-17

O'Leary Open to the public @ 7:18PM. No public.  
Closed @7:18PM  
Motion for approval with sidewalk condition

First Wharton  
Second Annese  
Opposed? None  
All in Favor Aye

Roll Call;

- Chairperson Kathy O'Leary
- Vice Chairman Michael Wharton
- Mayor George Badey
- Councilman Larry Sefchick
- Lieutenant Brian Usher
- Christian Annese
- Phil Miller
- Wayne Neville
- Thomas Leakan

NEW BUSINESS:

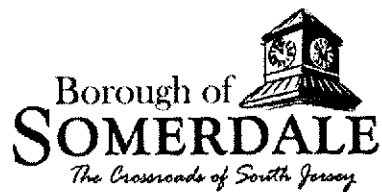
Name: John Ferriola  
Address: 13 Hunt Ave  
Block 81.01 Lot 9

Reason: Variance



Brian Hall, attorney with Ward, Shindle & Hall. Representative for applicant John Feriolla, property 13 Hunt Ave for variance of oversized garage.

- Carlamere Swears in John Feriolla & Joseph Mancini
- Hall After reviewing the Modutec report, we will comply with all 6 recommendations and conditions for the concerns of the oversized garage. John, please tell the board what your intentions are for the request of the garage.
- Feriolla Storage of vehicles, motorcycles and future motorhome. Wants to remove the vehicles from the yard, road, etc.. and store some that are able to fit properly in the garage.
- Hall 2 neighbors, one on each side. Some wooded area then an apartment complex behind the residence. Shouldn't have a negative impact on the neighborhood. Size 19.6, design and storing items should be aesthetically pleasing. Grading will comply with the engineer's office.
- Carlamere Driveway and drainage?
- Feriolla Gravel appropriate drainage
- Mancini Describes the survey, layout and design of the garage. Even with the criteria and the size, no negative detriment for the property or neighborhood. Size is only being requested for the specifications of stored items.
- O'Leary Garage primarily only being used for storage of vehicles, not a commercial maintenance garage.
- Feriolla Correct, no business only regular standard maintenance, example oil change, brakes, etc..
- O'Leary Any further questions from the board? None  
Open to the public @7:32PM, no one present. Closed @ 7:32PM
- Carlamere Summary of Resolution 2024-18
- O'Leary Motion to approve variance?
- First Wharton
- Second Badey
- Opposed? None
- All in Favor Aye



Roll Call;

- Chairperson Kathy O'Leary
- Vice Chairman Michael Wharton
- Mayor George Badey
- Councilman Larry Sefchick
- Lieutenant Brian Usher
- Christian Annese
- Phil Miller
- Wayne Neville
- Thomas Leakan

NEW BUSINESS:

Name: 209 Park Ave Subdivision  
Address: 209 Park Ave  
Block 20 Lot 1 & 2(new lot)

Reason: Subdivision & Variance

Kevin Diduch, attorney with KD Law Group LLC. Representative for applicant Anita Peel for property 209 Park Ave of a minor subdivision.

Carlamere Recognizes the previous sworn in of professional Joseph Mancini.

Diduch has Mancini take the floor to provide testimony for the minor subdivision.

Mancini Exhibit A1 survey, showing lots 1 & 2 are vacant and lots 3 & 4.01 holds existing resident. Applying for bulk variance with subdivision, 7500 square foot per lot, corner lot criteria require 85 square feet, we are purposing 75. Benefits out weight the negative. Referencing the Modutec report with the future builder should comply with the concerns, existing house will be kept as is.

Diduch Questions from the board?

Smith Accurate with C1 & C2 application. C1- no hardship. C2- Mancini provided an analyst use is not detriment for standard looking lot as near neighbors. Site triangle sent revised plan with relocating the driveway of lots 1&2 removing it from the corner and passed the purposed driveway from gutter.

Mancini Closing the existing apron, moving apron back further from the corner on Park Ave with site triangle on update plans followed by deed.

O'Leary Any further questions from the board? None  
Open to the public @ 7:47PM, no one present. Closed @7:47PM

Carlamere                      Summary of Resolution 2024-16

O'Leary                         Motion to approve minor subdivision with condition of moving existing apron.

Frist                             Badey  
Second                         Sefchick  
Opposed?                       None  
All in Favor                     Aye

**Roll Call;**

Chairperson Kathy O'Leary  
Vice Chairman Michael Wharton  
Mayor George Badey  
Councilman Larry Sefchick  
Lieutenant Brian Usher  
Christian Annese  
Phil Miller  
Wayne Neville  
Thomas Leakan

**RESOLUTIONS: @7:48PM**

#2024-15  
Franklin Trailers  
1016 N. White Horse Pike  
Somerdale NJ 08083  
Block 97 Lot 6  
Sign Variance

O'Leary                      Motion to adopt and waive reading of resolution.

Wharton                      Approve and waive reading.  
First                             Badey  
Second                         Sefchick

CORRESPONDENCE:            N/A

GOOD OF ORDER:               N/A

GOOD & WELFARE:            N/A

ADJOURNMENT:                 @7:49PM

First                             Badey  
Second                         Wharton

*Recorded by: Meeghan Wadley*