

SOMERDALE BOROUGH PLANNING AND ZONING BOARD
January 31, 2024
REGULAR MEETING

CALL TO ORDER:

7:00 PM

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 Newspaper and posted in the Borough Hall on January 9, 2024.

OATH OF OFFICE:

Brian Usher, Thomas Leakan and Francis McGowan.

NOMINATIONS:

Loberto nominates Kathy O'Leary - Chairperson
Sefchick nominates Nicholas Loberto - Vice Chairman
Consent Resolutions - Attorney Carlamere,
Engineer Robert Scott Smith - Secretary - Meegan Wadleigh.

Notices of Meeting Nights - published in the newspaper along with times of meeting being 7:00PM to 10:30PM.

Motion to approve publication Sefchick, second Loberto.

Roll Call Vote - O'Leary, Loberto, Badey, Sefchick, Usher, Annese, Wharton, Neville, Leakan, McGowan.

ROLL CALL:

All members are present with the exception of Phil Miller.
Chairperson O'Leary arrived at 7:15PM.
Vice Chairman Nicholas Loberto
Mayor George Badey
Councilman Larry Sefchick
Lieutenant Brian Usher
Christian Annese
Michael Wharton
Wayne Neville
Thomas Leakan
Francis McGowan
Solicitor David Carlamere
Planner Robert Scott Smith, PLS,PP
Zoning Officer Karen Wharton
Recording Secretary Meegan Wadleigh- absent

MINUTES:

Board to approve the minutes of December 20, 2023.

Motion to approve minutes Sefchick, second Annese.

NEW BUSINESS:

Kennedy Blvd. Real Estate Associates, LLC.
800 Kennedy Blvd. - Somerdale, N.J. 08083
Block 33 - Lot 1.
Applicant has requested a postponement due to issues to responding to the comments from our Borough Engineer. Will be making possible changes. New notices and publication will be provided. Will advise our Attorney of the new date.

NEW BUSINESS:

Kaiser Subdivision, Use Variance and Bulk Variance.
105 W. Somerdale Road
Somerdale, N.J. 08083
Block 116 - Lot 1.
Applicants James and Veronica Kaiser.
Attorney Ronald Uzdavinis
Surveyor Don Sapio - Planner - Vincent Milano
Planner - Schaeffer - Planner
Applicant and Professionals are all sworn in by Carlamere.
Carlamere - all notices were properly accomplished.
Kaiser - he is the owner of an Electrical Business located in this area for the last 13 years. He only has 4 employees and no walk in clients. Occasionally he has deliveries. Two of his mechanics take their vehicles home.
Two apprentices always at the job site - not at the building.
Kaiser works out of the office and lives directly across the street.
Subdivision request is to build a single family home on his additional lot. Hours of operation for his Electrical Business is Monday thru Friday, 7:00AM to 3:30PM. No customers visit this building.
Uzdavinis - any noise issues?
Kaiser - no heavy machinery. Does have an issue with ponding in the back of the building. Installed river rock that properly dries it out. Will regrade if needed.
Uzdavinis - describe this lot to the members.
Kaiser- Paved lot - small section of grass - fence along the front and side of property. Will be removing this fence to improve the site.
Shed will go along with the new home meeting zoning requirements.

Questions from Board:

Sefchick - driveway off Post Road?
Kaiser - this is a private driveway.
Schaeffer - goes over Smiths Engineer Report.

Schaeffer – review the size of lot. Area is residential and this would be an aesthetic improvement to this location.
Agrees with Kaiser’s testimony that the underground system takes care of the ponding issue. The lot size is sufficient along with the other developments in the neighborhood. No detriment to the zoning requirements. Safety and general welfare will be addressed.
Neville – questions impervious coverage and storm drain issues.
Schaeffer – do not believe there will be any problems.
Sapio – discusses the flow along the roadway and behind the building. Storm Drain swale proposal.
Sefchick – any issues for adjoining street – Ogg Avenue. Swale on the Residential Lot?
Schaeffer – don’t believe there should be any problem.
Smith – Board understands Use Variance. Business will stay the same. Drainage improvements – address the asphalt issues – no detriment to the public.
Bulk Variance – beneficial – business did exist prior to this request.
Hardship – coverage – impervious effects – parking.
Smith – discusses his supplemental letter of January 25, 2024.
Discussion in regards to turn around and right ways in regards to Borough Ordinance.
Carlamere – variance questions – not to be caught in a situation. Must work with the Engineer.
Uzdavinis – will workout any parking issues.

Questions from Board:

McGowan – off street parking?
Usher – no signs.
Kaiser – no employees using this space.
Wharton – angle parking?
Smith – doesn’t think there is enough room.
Maybe address this with County.
Wharton – any issues for Loading Dock across the way?
There is a new business across the street.
Kaiser – no problem – driveway is ok.

Open to Public:

None.

Close to Public:

7:45 PM.
Motion to close to the public Sefchick, second Annese.

Carlamere - application for a minor subdivision - main existing lot - non conforming bulk requirements - resulting in a D2 use variance - parking spaces that would serve the existing office building - must meet all requirements.
Carlamere - motion to approve Use Variance.
Motion to approve Sefchick, second Annese.
Roll Call: O'Leary - Loberto - Usher - Annese - Wharton -Neville - Leakan - McGowan. All replied yes.
Mayor and Council Member stepped down.

Carlamere - Motion to approve Minor Subdivision.
Motion to approve Loberto, second Annese.
Roll Call: O'Leary - Loberto - Usher - Annese - Wharton - Neville- Leakan - McGowan.

Open to
Public: None.

Close to
Public: Motion to close Sefchick, second Annese.
All members replied - aye.

NEW
BUSINESS:

Sophie's and Pete's Properties, LLC.
121 North White Horse Pike
Somerdale, N.J. 08083
Variance and Minor Site Plan.
Former Hair Salon to Apartment Use.

Applicant - Joseph Graffeo
Attorney - Nicola Suglia
Engineer - Kenneth Moninghoff, P.E.
Applicant has requested to apply to the Board for a Hair Salon conversion to an Apartment Use.
Carlamere swears in all Professionals and Applicant.
Graffeo is the owner of Tony Soprano's which is located directly across the street from the Hair Salon.
Looking for a variance to convert the use.
Graffeo - this would be a property investment. Always had an issue with parking at salon. No one was interested in purchasing the salon. Decided to make the whole building an apartment. Hopefully this could eliminate his parking issues.
Sefchick - mentions this is historically a beautiful building

Graffeo – building will stay the same.
Suglia – goes over the Engineers review letter with Moninghoff.
Moninghoff – pre-existing non conforming use. B1 District.
Positive for this applicant. No negatives issues.
Suglia – 7 spaces to be utilized for the apartment.
Smith – propose handicap space. ADA compliant.
See the January 19th report.
Wharton – apartment space on second floor?
Graffeo – upstairs to the left – two bedrooms.
Two entrances downstairs. One upstairs.

Open to the
Public:

Motion to close Sefchick, second Annese.
All replied aye.
Smith – reviews his January 19, 2024 report.
Graffeo – reviews pictures he has for Engineer Smith.
Smith concerned with location of handicap ramp.
Rear of the building.
Graffeo – will look into if this should become an issue.
Suglia – discusses blacktop.
Graffeo – fence for apartments – front of building – blacktop.
Van access to lot.
Smith – would like this discussion on paper for review.
Carlamere – if approved applicant would work with the Engineer for the best location for the handicap ramp.

Any Questions
From the Board:

Carlamere – minor site plan – D2 variance. Grant use variance.
Motion to approve Loberto, second Neville. Roll Call Vote:
O’Leary – Loberto – Usher – Annese – Wharton – Neville – Leakan – McGowan. Mayor and Council step down for this variance
Motion to approve minor site plan – location of handicap ramp
Sefchick, second Loberto. Roll Call Vote: O’Leary – Loberto – Badey – Sefchick – Usher – Annese – Wharton – Neville – Leakan – McGowan.
All responded yes.

RESOLUTION:

Event Décor & More – 2024 – 01
6 Hartner Avenue – Somerdale, N.J. 08083
Motion to waive the reading Sefchick, second Annese.
All replied aye.
Motion to adopt Sefchick, second Annese.
Roll Call Vote: O’Leary – Loberto – Badey – abstain – Sefchick – Usher – abstain – Annese – Wharton – Neville – Leakan – abstain – McGowan – abstain. All other members voted yes.

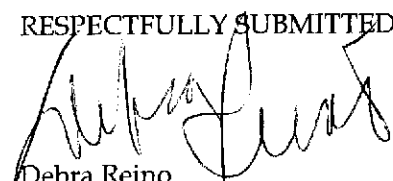
CORRESPONDENCE: No correspondence to discuss.

GOOD OF ORDER: Nothing to discuss at this meeting.

GOOD AND WELFARE: Nothing to discuss at this meeting.

ADJOURNMENT: Motion Sefchick, second Annese. All replied aye in favor.
This Meeting adjourned at 8:25PM.

RESPECTFULLY SUBMITTED:



Debra Reino
Acting Recording Secretary