



SOMERDALE BOROUGH PLANNING & ZONING BOARD
June 26, 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: *Majority present, minus 1 member*

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

MINUTES:

Board to approve the minutes from March 27th, 2024 and April 24th, 2024 meeting.

O’Leary Motion to approve minutes from March meeting and April meeting.

Badey/Miller/Sefchick Abstain from April meeting, approve minutes from March meeting.

Wharton Motion to approve minutes

First Neville

Second Leakan

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
Phil Miller
Michael Wharton
Wayne Neville
Thomas Leakan
Francis McGowan

O'Leary First on agenda Frankling Trailers for sign variance

NEW BUSINESS:

Franklin Trailers
1016 N. White Horse Pike
Somerdale NJ 08083
Block 97 Lot 6

Reason: Sign Variance

Representative

Anne Cantwell, Sherman & Silverstein here with 2 witnesses, Anthony Ravoni, vice president and Joseph Mancini, president Tristate Engineering and Surveying for property 1016 N. White Horse Pike.

Carlamere Sworn in both Anthony Ravoni and Joseph Mancini

Cantwell Property previously established, located in the B district, has been before the board. This hearing is for updating the signage. Reference borough engineer report, variance with sign details and design. Applicant will testify for replacement. Display photos and moving images with LED lighting. Exhibit A, professional drawings from Tristate Engineering. Exhibit A; page 1- site plan layout of property showing the location of sign on the, page 2- showing currant sign on property and proposed signage.

Proposed signage; the middle black box showing where the imagery displayed message board, image will change in a timeframe manner. Example: promotions, hours, etc. Requesting to keep the existing structure.

Does the board have any questions?

- O'Leary None.
- Cantwell Mr. Mancini has visited the site and will take over presentation and address the review letter from borough engineer.
- Mancini I have presented before the board a couple times in the last few months. Showing on page 1, we are not moving the location of the sign we will keep the location on S. White Horse pike and Yale Ave. Showing on page 2, we will be keeping the existing structure poles and just changing the mounted signs. Variance elevation 8'8" on the bottom of the middle sign, where the ordinance states 10'. No detriment of the area and public good. Also, signage will not be distracting to any motorist, no flashing lights or images moving constantly.
- Cantwell Questions from the Board?
- Miller What parts are being re-used?
- Mancini Just the poles.
- Ravoni Confirmed, yes.
- Wharton Any ordinance with the LED and imagery?
- Smith No, not at this time.
- Smith/Carlamere Concern with DOT regulations and with specs of height of the sign. Please provide DOT approval.
- Cantwell Concludes application submission.
- O'Leary Open to the public @ 7:15PM
Nothing from the public. In favor to close public.
- Board Members Aye

Carlamere

Reference Resolution 2024-15

Cantwell

Clarification about the static – not movable messages. The message is able to be changes as necessary just not a constant moving message.

Carlamere

Yes.

O’Leary

Motion to approve application for variance with sign?

First

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
Phil Miller
Michael Wharton
Wayne Neville
Thomas Leakan
Francis McGowan

O’Leary

@7:119PM, next item on agenda

RESOLUTIONS: #2024-14

Rise Home Buyers, LLC
210 S. Warwick Road
Somerdale NJ 08083
Block 145 Lot 3.03
d(1) variance

O’Leary

Entertain motion to not read and approve resolution 2024-14

Wharton

Motion to pass reading and approve resolution.

Second

Sefchick

Opposed?

None

All in Favor Aye

Roll Call

Kathy O'Leary
George Badey
Larry Sefchick
Brian Usher
Phil Miller
Michael Wharton
Wayne Neville
Thomas Leakan
Francis McGowan

CORRESPONDENCE: N/A

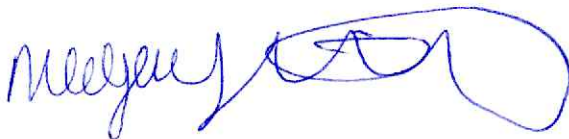
GOOD OF ORDER: N/A

GOOD & WELFARE: N/A

ADJOURNMENT: @7:19PM

O'Leary	Motion to adjourn
First	Badey
Second	Sefchick
Opposed?	None
All in Favor	Aye

Respectfully Submitted



Meegan Wadleigh
Recording Secretary