

THE TOWNSHIP OF HADDON PLANNING/ZONING BOARD MEETING
AGENDA
THURSDAY May 4, 2023

A regular meeting of the Planning/Zoning Board of the Township of Haddon will be held on THURSDAY May 4, 2023, in the Municipal Building meeting room (2nd floor), located at 135 Haddon Avenue, Haddon Township, New Jersey.

FLAG SALUTE

CONFIRMATION OF SUNSHINE LAW

Chapter 231, Public Law 1975 requires adequate notice of this meeting be provided by specifying time, place and agenda. This has been done by mailing a copy of the agenda to the Courier-Post and the Retrospect Newspapers and by posting on two bulletin boards in the Municipal Building.

Roll Call

Richard Rotz – IV – Regular Member
John Foley- IV – Regular Member
Suzanne Discher – IV – Regular Member
Joe Buono – IV – regular member
Marguerite Downham – IV – Environmental – Regular Member
Greg Wells IV – Regular Member
Frank Ryan – Mayr Designee – Regular Member
Ryan Linhart – Commissioner – Regular Member
James Stevenson – II - Employee – Regular member
Renee Bergman – Alternate #1
Jose Calves – Alternate #2
Chris Jondoli – Alternate #3
Meredith Kirschner – Alternate #4

Approval of Minutes from March 2, 2023

Old Business: Application 22-39 – Block 14.08 Lot 6 – Zone C3 – 202 Black Horse pike – Chris Brumer, American Construction Management Group, LLC – Applicant is seeking to install signs on the side of the building, and on the free-standing sign advertising it's business, with any and all variances, waivers deemed necessary to approve this application. This is continued from January 4, 2023 meeting.

New Business:

Application 23-08 – Block 26.06 Lot 11 – Zone R2 – 91 Emerald Avenue – Joshua Rocks – Applicant is seeking to construct and addition that will not encroach on the side or rear yard distance requirements, it has preexisting nonconformity, the front yard is less than the required 25' along with any and all other variances, waivers deemed necessary to approve this application.

Application 23-09 – Block 28.02 Lot 6 – Zone R2 – 513 Fern Avenue – Michael J Ryan – Applicant is seeking build an addition, has preexisting condition along with variances needed. Lot Size – required 10,00 sq. ft. existing 7,640, Width required 75’ existing 60’, Accessory building 5’ is required existing is 1.98. Seeking any and all variances, waivers deemed necessary to approve this application.

Application 23-11 – Block 21.05 Lot 52 – Zone R2 – 24 Center Street – Joseph Moffa and maria Nicholson Moffa – Applicants are seeking to build a 2-story addition to the back of the house. Seeking relief of existing nonconforming conditions. Proposed addition meets all requirements of the current zoning ordinance, as well as reduces the existing nonconforming building coverage 4.3%, from 30.4% to 26.1%. Seeking relief from 142-37B (4)

Lot Width, Lot Frontage, Front yard setback, Side yard setback, Side yard setback aggregate. Accessory building rear line setback, side line setback, Relief from 142-36G (4) – 18’ maximum accessory building height is allowed requesting 5’ of relief to allow the existing nonconforming garage to remain as it was previously constructed. Relief from 1421-39(5), (6) (c), & (7)(o) Off-Street parking where 2 approved off-street parking spaces are required for a 3-bedroom home, we request relief for both spaces, in order to allow for the 2 existing nonconforming parking spaces in the existing concrete drive on the right side of the property, along with any and all other variances, waivers deemed necessary to approve this application.

Resolution

Public Comment

Zoning Office Report – Lee Palo

Next Meeting – Thursday, June 1, 2023

Respectfully submitted

Bonnie Richards, Secretary