

THE TOWNSHIP OF HADDON PLANNING/ZONING BOARD MEETING
AGENDA
THURSDAY, FEBRUARY 1, 2024

A regular meeting of the Planning/Zoning Board of the Township of Haddon will be held on Thursday February 1, 2024, at 7:30 P.M. 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
Renee Bergman – IV – Regular Member
Joe Buono – IV – regular member
Marguerite Downham – IV – Environmental – Regular Member
Greg Wells IV – Regular Member
Frank Ryan – Mayor Designee – Regular Member
James Mulroy – Commissioner – Regular Member
James Stevenson – II - Employee – Regular member
Jose Calves – Alternate #1
Meredith Kirschner – Alternate #2
Chris Jandoli – Alternate #3
MaryRita D’Alessandro – Alternate #4

Approval of Minutes from January 4, 2024

Old Business: None

New Business: Application 24-04 – Block 4.05 Lot 10 – Zone C-3 – 202 Black Horse Pike – American Construction management Group, LLC– applicant is seeking a variance for a monument sign, additional sign on side of building advertising the business, a third sign on the front of the building. And window shades covering 2 windows. With any and all variances, waivers deemed necessary to approve this application.

Application 24-06 – Block 21.09 Lot 23, & 31 & 31.01 – Zone C-1 – 105-107 Haddon Avenue – OLMP, LLC Applicant is requesting a site plan and variances from the following Section 142-37F (5) requires a lot width of 50 ft. existing is 48.19 ft. Section 142-45 A & B requires a 6’ buffer area along lines of nonresidential lots that abut residential uses and no parking is permitted in such buffer, Sections 142-

45G and 142-39A requires buffering and screening of parking areas. And Section 142-39A(7)(p)(q) requires a total of 45 parking spaces for the restaurant and retail uses. along with any and all other variances, waivers deemed necessary to approve this application.

Application 24-07 – Block 11.01 Lot 1, 1.01 & 3 – Zone C2 – 400 W. Cuthbert Blvd. – Advance Stores Company Inc.– Applicant is seeking a bulk variance to install two (2) façade signs along with a placard on the main free-standing sign for the shopping center. Ordinance 142-40(D)(3)(b) also the height of the letters allowed is 12” proposed is 30” Along with any and all other variances, waivers deemed necessary to approve this application.

Application 24-08 – Block 29.13 Lot 26 – Zone R-1 – 228 Fern Avenue – Stephen Scott – Applicant is seeking to construct a 2-story rear yard addition and a wrap-around front porch needs relief from the following – Lot Area required 10,000 Sq. Ft. exists 7,497 sq. ft. relief of 2,503 sq. ft., Frontage required 75’ exists 63’ relief of 12’, Width required 75’ exists 63’ relief of 12’, side yard setback required 10’ exists 8.5’ relief of 1.5’, Total side yard required 25’ exists 18.4’ relief of 6.6’. along with any and all variances, waivers deemed necessary to approve this application.

Application 24-10 – Block 19.05 Lot 6 – Zone R1 – 314 Westmont Avenue – William Rieger – applicant is seeking to construct a 2nd story addition on the existing home. Seeking relief from Section 142-37 (4) Lot Frontage required 75’ exists 70’ relief of 5’. Width 75’ is required, exists 70’ relief of 5’, side yard setback require 10’ exists 4.85’ needs relief of 5.15’, Total side yard required 25’ exists 13.55’ relief of 11.45’, along with any and all other variances, waivers deemed necessary to approve this application.

Resolution:

23-27 – 82 Elgin Avenue

24-01 – 316 Glenwood Avenue

24-02 – 9 Wilson Ave Avenue

24-03 – 210 Emerald Avenue

24-05 – 113 Utica Avenue

Public Comment

Zoning Office Report – Lee Palo

Next Meeting – Thursday, March 7, 2024

Respectfully submitted

Bonnie Richards, Secretary