

THE TOWNSHIP OF HADDON PLANNING/ZONING BOARD MEETING
AGENDA
Thursday, August 1, 2024

A regular meeting of the Planning/Zoning Board of the Township of Haddon will be held on Thursday, August 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 July 10, 2024

Old Business: Application 24-32 – Block 22.05 Lot 13 – Zone R2 – 311 Locust Avenue – Tim Tonczyczn & Francis Longo – This is a continuation from last month’s meeting. The applicants are seeking to construct a single-family home.

New Business – Application 24-23 – Block 22.10 Lot 22 – Zone R 2 – 445 E. Melrose Avenue – Kelsey Glenn – Applicant want to construct a new home, seeks variances for Section 142-37 B (4)
Front yard setback; required 25 ft. proposed 17 ft. relief 8 ft.
Accessory Building; required 5 ft. 0.8 ft. exists relief 4.2 ft.
Maximum Building Coverage; required 30% proposed 35.7% relief 5.712%
Maximum Impervious Coverage; required 60% proposed 69.3% relief 9.344%
Along with any and all variances and waivers deemed necessary to approve this application.

Application 24-37 – Block 27.01 Lot 13, Zone R1-223 E. Linden Avenue, Mindy Gumminger - The applicant is seeking to construct a 1-story addition in the rear of the house. Seeking variances from Section 142-37A (4) 1. Lot Area required is 10, 000 sq. ft. existing and proposed is 6,235 sq. ft. relief of 3,765 sq. ft. 2. Lot Frontage required 75 ft. exists is 43’ relief of 32’ 3. Lot Width – required 75 ft. 43 ft. exists relief of 32 ft. 4. Side yard 1 side 10 ft. is required 5.98 ft. exists needs relief of 4.02 ft. 5. Total side yard required 25 ft. 17.92 ft. exists relief of 7.08 ft. 6. Accessory building allowed 100 sq. ft. exists 180 sq. ft. needs relief of 80 sq. ft. along with any and all variances, waivers deemed necessary to approve this application.

Application 24-38 – Block 27.10 Lot 41– Zone C-1 – 21 Haddon Avenue – 21 Haddon LLC – Applicant is seeking preliminary and final major site plan approval, along with use variance and bulk variance approval to permit the demolition of the existing building and construction of a new multi-use building that faces Haddon Avenue, with commercial space on the first floor and four (4) apartment units above, along with any and all other variances, waivers deemed necessary to approve this application.

Application 24-39 – Block 22.03 Lot 1 – zone R2 – 1 Maple Avenue – Hoover Homes, LLC – Applicant is seeking a minor subdivision approval to subdivide the property into two lots to place each of the existing buildings on its own individual tax lot, identified as proposed Lot 1 and Lot 1.01, seeks variances from Section 142-37(B)(4) minimum lot area 6,000 sf. Required 7,758 sf. total Existing (4,543s. on Lot 1 and 3,216 sf. Proposed Lot 1.01)

2. 142-37(B)(4) Minimum Lot frontage – 50 ft. required 44.26 ft. proposed Lot 1

3. 142-37(B)(4) – Minimum lot depth – 100 ft. required; 43.88 fr. Proposed (Lot 1.01);

4. 142-37 (B)(4) Minimum lot width; 50 ft. required; 44.98 ft. existing (existing nonconforming) 44.26 ft. Proposed lot 1

5. 142-37(B)(4) – minimum front yard setback 25 ft. required; 9.5 ft. (lot 1) and 0.5ft. (Lot 1.01) existing and proposed

6. 142-37(B)(4) – minimum side yard setback (one side); 6 ft. required; 3.3 ft. proposed (Lot 1.01)

7. 142-37 (B)(4) Minimum side yard setback (combined) 15 ft. required; 13.7 ft. proposed (Lot 1.01)

8. 142-37(B)(4) Minimum side yard setback (accessory structure) 5 ft. is required; 2.9 fr. Existing (lot 1); no change proposed. along with any and all variances, waivers deemed necessary to approve this application.

Application 24-40 – Block 15.076 Lot 14 – Zone R-1 – 709 W. Greenman Road – Lauren Bicknell Abate – Applicant is seeing to construct a 2nd floor addition, seeking Lot area, Lot width, side yards, Front yard, all areas are pre-existing and nonconforming; along with any and all other variances, waivers deemed necessary to approve this application.

Application 24-41 – Block 28.13 Lot 28 – Zone R-1 – 18 Park Court – Nancy & Pat McKernan – Applicants are seeking to construct a front porch needs variance for 142-37 A (4) Area and yard requirements front

yard setback requires 30 ft. Proposed 24 ft. needs relief of 6 ft. along with any and all other variances, waivers deemed necessary to approve this application.

Resolution:

24-34 – 3002 Mt. Ephraim Ave

24-35 – 409 Addison Ave

24-36 – 7 Oriental Avenue

Other:

Public Comment:

Zoning Office Report – Lee Palo

Next Meeting – Thursday September 5, 2024

Respectfully submitted

Bonnie Richards, Secretary