

THE TOWNSHIP OF HADDON PLANNING/ZONING BOARD MEETING
AGENDA
Thursday, September 5, 2024

A regular meeting of the Planning/Zoning Board of the Township of Haddon will be held on Thursday, September 5, 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 August 1, 2024

Old Business: This is a continuation from the August 1, 2024 meeting. **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.

New Business: 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 24-42 – Block 27.06 Lot 5 – Zone R-1 – 54 Addison Ave – Theresa McErlean – Applicant is seeking to construct a front porch, seeking of Lot Area, Lot Frontage, Lot Width, Front Yard setback, side yard setback, Total side yard setbacks, Accessory Building. Along with any and all other variances, waivers deemed necessary to approve this application.

Application 24-43 – Block 14.07 Lot 7 – one R-1 – 915 Mt. Vernon Avenue – Stephen Sweet – Applicant is seeking to construct a rear yard 1-story addition, front yard parking for garage conversion into living space and accessory use for shed. Needs relief from Lot Area, Lot Frontage, Lot Width, Side Yard setback, Total side yard setback, Accessory use required 100 sq. ft. proposing 140 sq. ft., front yard parking relief along with any and all other variances, waivers deemed necessary to approve this application.

Application 24-44 – Block 16.01 Lot 3 – Zone R-1 – 454 Crystal Lake Avenue – Lauren Burd – Applicant is seeking to construct a 2-story rear yard addition and rear yard covered patio. Seeking relief from 142-37 A (4) Lot Area, Lot Frontage, lot Width, Side Yard setback, Total side yard setback, Accessory Building. Along with any and all variances, waivers deemed necessary to approve this application.

Application 24-45 – Block 17.07 Lot 34 – Zone R-1 – 507 Graisbury Avenue – David Howey – Applicant is seeking to construct a 2-story addition. Seeking relief of Lot area, Lot Frontage, Lot width, side yard setback, Total side yard setback, Accessory building setback relief, along with any and all variances, waivers deemed necessary to approve this application.

Application 24-09 – Block 21.06 Lots 3 and 4 – Zone R-2 – 7/9 E Crystal Lake Avenue – Crystal Lake Avenue LLC. Applicant is seeking to construct an 11-unit multi-family dwelling with parking and associated improvements on the property. Seeking a USE variance,

Resolution:

24-23 – 445 E. Melrose Avenue

24-32 – 311 Locust Avenue

24-37 – 223 E. Linden Avenue

24-40 – 709 W Greenman Avenue
24-41 – 18 park Court

Other:

Public Comment:

Zoning Office Report – Lee Palo

Next Meeting – Thursday October 3, 2024

Respectfully submitted

Bonnie Richards, Secretary