

THE TOWNSHIP OF HADDON PLANNING/ZONING BOARD MEETING
AGENDA
Thursday, October 3, 2024

A regular meeting of the Planning/Zoning Board of the Township of Haddon will be held on Thursday, October 3, 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 Bergmann – 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 September 5, 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 24-21 – Block 3.03 Lot 3 – Zone C 4 – 106/108 Black Horse Pike – Severance Properties, LLC – Applicant is seeking to stall signs. With any and all variances 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 24-46 – Block 7.11 Lot 20 – Zone R-2 – 11 E. Collingswood Ave – Jennie Booz – Applicant is seeking to remove existing garage and replace with shed and rear yard deck with roof, seeking relief from any and all variances and waivers deemed necessary to approve this application.

Application 24-47 – Block 20.16 Lot 15 – Zone C-1 – 20 Haddon Avenue – P & A Holdings, LLC – Applicant is seeking to convert the 810sf. former dance studio space in the rear of the second floor to a one-bedroom apartment, with a new rear entrance and stairway. The applicant seeks minor sire plan approval along with use variance approval to allow two second story apartments above a single re=tail space, along with any and all other variances, waivers deemed necessary to approve this application.

Application 24-48 – Block 15.08 Lot 8 – Zone R-1 – 267 Crystal Terrace – Daniel Carson– Applicant is seeking to convert garage into living space. Seeking relief from front yard parking, along with any and all variances, waivers deemed necessary to approve this application.

Application 24-49 – Block 22.01 Lot 2 – Zone R-1 – 8 Carlton Avenue – James & Joann Foster – Applicant is seeking to construct a rear yard 1-story addition. Seeking relief of Lot area, Lot Frontage, Lot width, side yard setback, Total side yard setback, Front yard setback Accessory building setback relief, along with any and all variances, waivers deemed necessary to approve this application.

Resolution:

24-42 – 54 Addison Ave

24-43 - 915 Mt. Vernon Ave

24-44 – 454 Crystal Lake Ave

24-45 – 507 Graisbury Ave

Other:

Public Comment:

Zoning Office Report – Lee Palo

Next Meeting – Thursday November 7, 2024

Respectfully submitted

Bonnie Richards, Secretary