

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

A regular meeting of the Planning/Zoning Board of the Township of Haddon will be held on Thursday, December 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 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 October 2, 2024 & November 7, 2024

Old Business: This is a continuation from the October 3, 2024 and then again from November 7, 2024 meeting. Application 24-38 Block 27.10 Lot 41 – Zone C1 – 21 Haddon Ave, 21 Haddon Ave 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) apartments units above, along with any and all other variances, waivers deemed necessary to approve this application,

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.

Application 24-54 – Block 17.06 Lot 2 – Zone C-2 –427 W. Crystal Lake Avenue – Thomas Marchetty – Applicant is seeking to use the rear building of this property as a warehouse for a wood working shop, along with any and all variances, waivers deemed necessary to approve this application.

New Business:

Application 24-55 – Block 4.14 Lot 16 – Zone R-2 – 215 Marlborough Avenue – John Williams – Applicant is seeking to build a one-story sunroom addition. Seeking variances for relief from section 142-37B(4) Side yard setback required is 6' minimum on one side exists is 5.01 feet and proposed seeking relief of .99 feet. Total side yard relief required is 15 feet, exists is 5.01 feet 8.09 feet is proposed seeking relief of 1.9 feet. With any and all variances deemed necessary to approve this application.

Resolution:

24-50 – 610 Shady Lane

24-51 – 1145 Mt. Vernon Avenue

24-52 – 261 Hopkins Road

24-53 – 12 E Albertson Avenue

Other:

Public Comment:

Zoning Office Report – Lee Palo

Next Meeting – Thursday January 3, 2025

Respectfully submitted

Bonnie Richards, Secretary