

THE TOWNSHIP OF HADDON PLANNING/ZONING BOARD MEETING  
AGENDA  
Thursday, February 6, 2025

A regular meeting of the Planning/Zoning Board of the Township of Haddon will be held on Thursday, February 6, 2025, at 7:30 P.M. in the Municipal Building meeting room (2<sup>nd</sup> 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  
MaryRita D’Alessandro – Alternate #3  
Vacant – Alternate #4

Appointment of new Planning Board Secretary – Kim Schemeley

Approval of Minutes from January 2, 2025

**Old Business:** None

**New Business:**

Application 25-03 – Block 5.08 Lot 6 & 14 – Zone I-1 – 601 Crescent Boulevard – This application has been moved to the March 6, 2025 meeting.

Application 25-01 – Block 27.14 Lot 5 - Zone R-2 – 120 Stratford Ave – Kathleen Maguire - Applicant is seeking to build a rear yard one-story addition and deck. Seeking variances for lot area relief of 956 sq ft, lot frontage relief of 12.50 feet, lot width relief of 12.50 feet, rear yard setback relief of 1.30 feet, side yard setback relief of 1-foot, total side yard relief of 14 feet, maximum building coverage relief of .03% and maximum impervious coverage relief of .05%. With any and all variances deemed necessary to approve this application.

Application 25-02 – Block 4.16 Lot 10 - Zone C-3 – 400 Black Horse Pike – Quick Buds, LLC - Applicant is seeking to establish and maintain a class 5 Cannabis Retail store within the existing commercial building. With any and all variances deemed necessary to approve this application.

Application 25-05 – Block 26.03 Lot 48 & 49 - Zone R-2 – 87 Utica Ave – Brad & Jennifer Wampler - Applicant is seeking a bulk variance relief permitting a reduction in the minimum required front yard setback and permitting parking in front yard area in order to build a two-story addition on the side of the existing house. With any and all variances deemed necessary to approve this application.

Application 25-06 – Block 26.03 Lot 17 - Zone R-2 – 37 Emerald Ave – Kelsey Ressler - Applicant is seeking to build a second story addition, front yard porch and rear yard deck. Seeking variances for lot area relief of 852.40 sq ft, lot frontage relief of 10 feet, lot width relief of 10 feet, side yard setback relief of 1.8 feet, total side yard relief of 1.6 feet. With any and all variances deemed necessary to approve this application.

**Resolution:**

24-38 – 21 Haddon Avenue

24-54 – 427 W. Crystal Lake Avenue

Other:

Public Comment:

Zoning Office Report – Lee Palo

Next Meeting – Thursday, March 6, 2025

Respectfully submitted

Kimberly Schemeley, Secretary