

THE TOWNSHIP OF HADDON PLANNING/ZONING BOARD MEETING  
AGENDA  
Thursday, April 3, 2025

A regular meeting of the Planning/Zoning Board of the Township of Haddon will be held on Thursday, April 3, 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  
Chris Jandoli – Alternate #3  
MaryRita D’Alessandro – Alternate #4

Swearing of Planning Board Member – Chris Jandoli

Approval of Minutes from March 6, 2025

**Old Business:**

***Postpone to May*** - 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 25-16 – Block 13.03 Lot 15 – 625 Rhoads Ave (Van Sciver School) – HT Board of Education – Applicant is seeking a courtesy review for the proposed improvements which include improved vehicle circulation, dedicated bus loop and parent drop off lanes, expanded staff parking and dedicated stormwater management system.

Application 25-03 – Block 5.08 Lot 6 & 14 – Zone I-1 – 601 Crescent Boulevard – The applicant is seeking a preliminary and final major site plan approval as well as a “C” variance relief to develop a two-story cannabis retail development with associated parking areas and landscaping. Applicant is seeking relief of minimum front yard relief of 5 ft, parking coverage relief .6% and maximum building footprint relief of 473 sq ft. With any and all variances deemed necessary to approve this application.

Application 25-07 – Block 15.04 Lot 2 & 3 - Zone R-1 – 662 E. Greenman Road – Deadra Melillo - Applicant is seeking to build a front yard one-story porch addition. Seeking variance for front yard setback relief of 5.34 ft. With any and all variances deemed necessary to approve this application.

New Business:

Application 25-10 – Block 26.01 Lot 9 - Zone R-2 – 609 Cooper Street – Jackie Bernardi - Applicant is seeking to build a front yard porch. Seeking variance for lot frontage relief of 4.43 ft and lot width of 6 ft and accessory building relief of 4 ft. With any and all variances deemed necessary to approve this application.

Application 25-12 – Block 26.06 Lot 1 - Zone R-2 – 209 Cooper Street – Michael & Laura Izzo - Applicant is seeking to construct a rear yard two-story addition. Seeking variance for lot frontage relief of 11.97 ft and lot width of 4 ft. With any and all variances deemed necessary to approve this application.

Application 25-13 – Block 24.08 Lot 23 - Zone R-2 – 215 Emerald Ave – Dave Bruno - Applicant is seeking a construct a rear yard shed to replace existing garage. Seeking variance for shed size. 10x10 is permitted, seeking a 12x16, looking for 92 sq ft relief. With any and all variances deemed necessary to approve this application.

**Resolution:**

25-08 – 207 Harding Avenue

25-09 – 102 Ardmore Avenue

Public Comment:

Zoning Office Report – Lee Palo

\*Choose a new meeting date for June 2025

Next Meeting – Thursday, May 1, 2025

Respectfully submitted

Kimberly Schemeley, Secretary