

The Township of Haddon Planning/Zoning Board

Meeting Minutes

Thursday, February 6, 2025

A regular meeting of the planning/zoning board of the Township of Haddon was held on Thursday, February 6, 2025, in the municipal building court room (2nd floor), located at 135 Haddon Ave, Haddon Township, New Jersey was called to order by Secretary Bonnie Richards.

Flag Salute

Confirmation of Sunshine Law

Roll Call

Richard Rotz	Present
John Foley	Present
Renee Bermann	Present
Marguerite Downham	Present
Joe Buono	Present
Frank Ryan	Present
James Stevenson	Present
Commissioner Mulroy	Excused
Gregory Wells	Present
Jose Calves	Present
Meredith Kirschner	Present
Maryrita D'Alessandro	Absent

Also

M. Lou Garty – Solicitor
Greg Fusco – Township Planner & Engineer
Lee Palo – Zoning Officer

A motion by John Foley to nominate Kim Schemeley as Planning Board Secretary and seconded by Frank Ryan. All members present and voted in the affirmative. Motion carried.

A motion by Jose Calves to close nomination and seconded by Marguerite Downham. All members present and voted in the affirmative. Motion carried.

A motion by James Stevenson to appoint Kim Schemeley as Secretary and seconded by John Foley. All members present and voted in the affirmative. Motion carried.

Swearing in of re-appointed member Frank Ryan.

A motion by Marguerite Downham to approve the minutes from January 2, 2025 and seconded by John Foley. 6 members voted in the affirmative (Foley, Downham, Buono, Stevenson, Wells, Kirschner), 0 members voted in the negative and 4 members abstained (Ryan, Rotz, Calves, Bergmann).

Old Business: None

New Business:

A motion for Application 25-03, Block 5.08 Lot 6 & 14, Zone I-1, 601 Crescent Blvd application to postpone to March 6, 2025 with no further notice necessary made by John Foley and seconded by Marguerite Downham, 9 members voted in the affirmative, 0 members voted in the negative and 1 member abstained (Ryan).

A motion for Application 25-02, Block 4.16 Lot 10, Zone C-3, 400 Black Horse Pike application to postpone to March 6, 2025 with no further notice necessary made by John Foley and seconded by Jose Calves, 9 members voted in the affirmative, 0 members voted in the negative and 1 member abstained (Ryan).

Application 25-01, Block 27.14, Lot 5, Zone R-2, 120 Stratford Ave – Kathleen Maguire (Homeowner). The application is seeking to build a rear yard one-story addition and deck. Seeking variance for lot area relief of 956 sq ft, lot frontage relief of 12.50 ft, lot width relief of 12.50 ft, rear yard setback relief of 1.30 ft, side yard setback relief of 1 ft. total side yard relief of 14ft, maximum building coverage relief of .03% and maximum impervious coverage relief of .05%.

Lou Garty stated that after review of the notices they are in compliance

Kathleen Maguire and Cynthia Watson were sworn in by Lou Garty.

A1 – Survey dated 11/22/2024

Rotz: Does this show the as built conditions of your property?

Homeowner: Yes

A2 – Requested relief notification written by Lee Palo

Seeking a one-story rear/side addition approximately 900 sq ft on the driveway side of the house. This sits 5ft back from lot line. This house is a twin and the neighbor has no objections. Some of these variances are pre-existing, non-conforming conditions.

Calves: Can you build it slightly smaller, so not so many variances will be needed?

Homeowner: Yes

Garty: The proposed deck might not include impervious coverage.

Palo: it does not include the deck.

Rotz: Any other docs to submit?

Homeowner: We have a hardship, 3 daughters (18, 13 & 11). Would like to put a master bedroom downstairs, so the girls can have their own rooms upstairs.

Calves: Making the addition 1 ft further away from other side would eliminate at least 3 of these variances.

Garty: Would you (the homeowner) agree to shrink the lateral side of the addition by 1 ft?

Homeowner: Yes

Greg Fusco sworn in by Lou Garty.

Ryan: Is there a slope in the back yard?

Foley: No slope, I used to live behind this address.

Downham: Is the bump-out in the photo being absorbed into the addition?

Homeowner: the bump-out is proposed to be steps leading to the side of the house. The addition will be 3ft past the twin neighbors existing rear addition.

A3 – Elevation drawings (page 2 more detailed design of addition)

Fusco: They will still need building coverage variance of 32ft

Ryan: The reduction would be about 27 sq ft.

Homeowner: The entire lot is shaped like a triangle.

Rotz: Will the concrete slab in the photos remain?

Homeowner: Yes

A4 – Photo array taken by Lee Palo with no alterations

Lou Garty: Explains about style, conditions, taxes, permits, inspections, assessments, etc.

Public Comment: None

A motion by Marguerite Downham to close public comment and seconded by John Foley. All members present voted in the affirmative. Motion approved.

A motion by Renee Bergmann to approve application 25-01 with the amended size and seconded by John Foley. 10 members present voted in the affirmative. Motion Approved.

Resolution will be signed at the March 6, 2025 meeting.

Application 25-05, Block 26.03, Lot 48 & 49, Zone R-2, 87 Utica Ave – Brad & Jennifer Wampler (Homeowners). The application is seeking a bulk variance relief permitting a reduction in the minimum required front yard setback and permitting parking in the front yard area in order to build a two-story addition on the side of the existing house.

Lou Garty stated that after review of the notices they are in compliance

Matt Madden (Attorney)

This is an oversized lot (100ft wide by 125 ft deep), R-2 zone, single family, 2 ½ stories. The non-conforming condition for variance relief is the front yard setback and the addition will be on the eastern side of the existing house. The garage extends to the east and will need a 3.5 ft variance and a front yard parking variance for the 2nd car.

A1 – Ariel photo showing setback lines for the street.

A2 – Photos of front yard parking throughout the neighborhood.

This is a C2 standard justification, desirable environment. The architect is the Brad Wampler (Homeowner).

Brad Wampler sworn in by Lou Garty.

Wampler: We purchased the house in 2016 and now with our growing family we need more space, we love the neighborhood and schools and putting an addition onto this house is a better option for our family then moving.

Wampler: We choose the eastern side for the addition as to utilize the existing side door, existing driveway and apron. The west side would be 5" greater but it has challenges like a ½ ft slope and stormwater management issues. The set backs are better than the neighbors and we wanted it to align with the existing house so as to look like it was built at the same time and be cohesive. If we pushed the addition back any further it would take away the side door entrance, the front elevation would be off and the utility hook ups would need to be moved. What we are proposing meets the character of the street.

A3 - Survey

Downham: The plans are not showing a fence around the pool.

Homeowner: There is already a fence on the property.

Public Comment:

John Kendall – 120 Washington Ave

-Can the audience see the plans?

Rotz: Yes

-The additional parking in the driveway is a good thing as it gets a car off the street.
-I would approve this.

Nicole Cavanaugh – 200 Carlton Ave

-Owns 89 Utica Ave
-Wonderful neighbors
-No objections

A motion by Joe Buono to close public comment and seconded by John Foley. All members present voted in the affirmative. Motion approved.

Lou Garty: Explains about style, conditions, taxes, permits, Inspections, assessments, etc.

A motion by Frank Ryan to approve application 25-05 as presented and seconded by Greg Wells. 10 members present voted in the affirmative. Motion Approved.

Resolution will be signed at the March 6, 2025 meeting.

Application 25-06, Block 26.03, Lot 17, Zone R-2, 37 Emerald Ave – Kelsey Ressler (Homeowner). The application is seeking to build a second story addition, front yard porch and rear yard deck. Seeking variances for lot relief of 852.40 sq ft, lot frontage relief of 10 ft, lot width relief of 10 ft, side yard setback relief of 1.8 ft, and total side yard relief of 1.6 ft.

Lou Garty stated that after review of the notices they are in compliance.

Ken Ressler (Father) and Kelsey Ressler sworn in by Lou Garty.

A1 – Survey dated 1/9/25

Ken Ressler: wants to build a 2nd floor addition onto the existing structure and remain in the same footprint. The enclosed rear porch will be removed and replaced with a deck. The variances are pre-existing, non-conforming.

A2 – Photo array taken by Lee Palo on 1/15/25 with no alterations.

Rotz: Is the building to this property a 2-story home?

Ressler: Yes, this will be 25 ft which is smaller than the house next store.

Rotz: Is that an alley in the back?

Ressler: Yes, it is an alley that leads to a parking spot; however, Kelsey is visually impaired and does not drive.

A3 – Elevations

Ressler: The front porch will extend the entire width of the house and the bump out addition will match the rest.

Public Comment:

Ed Bridgeford – 41 Emerald Ave

-is good with existing footprint and parking in the rear.

A motion by John Foley to close public comment and seconded by Marguerite Downham. All members present voted in the affirmative. Motion approved.

Discussion:

Fusco: The plans show this house will be under the 35 ft height restriction.

Lou Garty: Explains about style, conditions, taxes, permits, inspections, assessments, etc.

A motion by John Foley to approve application 25-06 as presented and seconded by Jose Calves. 10 members present voted in the affirmative. Motion Approved.

Resolution will be signed at the March 6, 2025 meeting.

Resolutions:

2024-38 – 21 Haddon Ave

2024-54 – 427 W. Crystal Lake Ave

Motion to accept the above resolution by Marguerite Downham and seconded by John Foley, Abstained by Frank Ryan. Approved.

Public Comment:

John Kendall (120 Washington Ave)

The application postponed for Route 130, are the plans available to the public?

Jose Calves – Kim When can the public see them?

Kim Schemeley – They have been available in the office since the application was submitted in December 2024.

Motion to close public comment by John Foley and seconded by Marguerite Downham. Approved.

Zoning officer report (Lee Palo): 6 potentially on for March. How does the board want him to handle applications when things get full and then carryovers happen.

Ryan: Take them in order and don't deviate.

Foley: Make a disclaimer to all applicants at the beginning that there is always a possibility that they might not get heard on that night.

Calves: Can the board secretary warn them in advance?

Rotz: We need time for the professionals to review the applications.

Next meeting – Thursday, March 6, 2025

Motion to close meeting by Joe Buono and seconded by Greg Wells at 8:50pm. Approved.