

THE TOWNSHIP OF HADDON PLANNING/ZONING BOARD MEETING

AGENDA

Thursday, August 7, 2025

A regular meeting of the Planning/Zoning Board of the Township of Haddon will be held on Thursday, August 7, 2025, 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 – 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 July 10, 2025

Old Business: None

New Business:

Application 25-18 – Block 8.10 Lot 26 & 27 - Zone C-1 – 931 White Horse Pike – UK Brothers 11, inc. -
Applicant is seeking to build a Nifty Fifty restaurant. Needs a major site plan approval as well as a Bulk “C” variance. With any and all variances deemed necessary to approve this application.

Application 25-22 – Block 24.03 Lot 5 - Zone R-2 – 109 Utica Ave – James Brown - Applicant is seeking to construct a front yard 1-story porch. Seeking front yard setback relief of 3.16 ft and accessory building relief of 198 ft and 2.60 ft respectively. With any and all variances deemed necessary to approve this application.

Application 25-23 – Block 24.03 Lot 8 - Zone R-2 – 101 Utica Ave – William Davis - Applicant is seeking to construct a 5 ft front yard fence. Seeking relief of 5ft fence in front yard where 3 ft is permitted. Also,

Need front yard setback relief of 11.08 ft and 12.30 ft respectively and accessory building relief of 2.20 ft and 3.28 ft respectively. With any and all variances deemed necessary to approve this application.

Application 25-24 – Block 21.05 Lot 48 - Zone R-2 – 14 Center Street – Eric Doyle - Applicant is seeking to construct a 4 ft front and side yard fence. Seeking relief of 4ft fence in front yard where 3 ft is permitted. Also, Need front yard setback relief of .53 ft and 15.70 ft respectively, side yard set-back relief of 1.18 ft and accessory building relief of 12.36 ft and 1.52 ft respectively. With any and all variances deemed necessary to approve this application.

Application 25-25 – Block 10.07 Lot 18 - Zone R-2 – 1105 Merrick Ave – Melissa Wilcox - Applicant is seeking to build a 2-story rear yard addition. Seeking variance for front yard relief of 3.24 ft and accessory building relief of 2.50 ft and 3 ft respectively. With any and all variances deemed necessary to approve this application.

Resolution #2025-071 referred to the Planning and Zoning Board by the Mayor and Commissioners pertaining to undeveloped Municipal land.

Resolution:

25-02 – 400 Black Horse Pike

25-19 – 716 Graisbury Ave

25-20 – 505 Strawbridge Ave

Public Comment:

Zoning Office Report – Lee Palo

Next Meeting – Thursday, September 4, 2025

Respectfully submitted

Kimberly Schemeley, Secretary