

The Township of Haddon Planning/Zoning Board

Meeting Minutes

Thursday, August, 7th 2025

A regular meeting of the planning/zoning board of the Township of Haddon was held on Thursday, August 7th, 2025, in the municipal building court room (2nd floor), located at 135 Haddon Ave, Haddon Township, New Jersey was called to Order by Gregory Wells.

Flag Salute

Confirmation of Sunshine Law

Roll Call

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

Also

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

APPROVAL OF MINUTES:

Correction Noted: Chris Jandoli's name was omitted from the July meeting minutes and has now been added.

A motion by Foley to approve the minutes from July 10th, 2025 as amended, and seconded by Downham. (Mulroy & Calves abstained). Motion carried.

Solicitor Lou Garty announced the adjournment of **Application 25-18, block 8.10 Lots 26 & 27 – Zone C-1 – 931 White Horse Pike – UK Brothers 11, Inc**, to the next meeting on September 4th, 2025 without further notice.

Solicitor Lou Garty announced the adjournment of **Application 25-23 – Block 24.03 Lot 8 – Zone R-2 – 101 Utica Ave** - due to a noticing issue, to the next meeting on September 4th, 2025 without further notice.

Foley made a motion to grant the adjournment, which was seconded by Downham. Motion approved.

OLD BUSINESS: None

NEW BUSINESS:

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 1.98 ft and 2.60 ft respectively. With any and all variances deemed necessary to approve this application. Solicitor, Lou Garty, stated that after review of the notices they are in compliance.

Homeowner, James Brown, was sworn in and summarized the requested variance relief for construction of a front porch extending 3.16 ft. into 25 ft. setback. He confirmed the porch details stating that it would be a single-story, 7ft. depth, shingle roof, center gable, white vinyl railing, with landscaping improvements. He also requested approval of pre-existing non-conformities which included two sheds encroaching 1.98 ft and 2.60 ft. He also mentioned that he would be willing to remove one of the sheds.

Gregory Wells assigned and confirmed exhibits:

A1: Survey, Walter H. Macnamara Assoc., dated 3/1/2025

A2: Photo Array, showing before and after photos.

A3: Additional photos, taken by Lee Palo, showed current conditions.

Mr. Brown's testimony confirmed that the project is consistent with the neighborhood character and that the setback will still be in line with adjoining homes. Lou Garty explains about style, conditions, taxes, permits, inspections, assessments, next steps, etc. Gregory Wells opened the application to the public.

Public Comment: None.

Foley made a motion to close public comment, and seconded by Downham. Motion carried.

Foley made a motion to approve this application as presented and seconded by Downham. Motion Accepted and approved by the Board. A resolution will be signed at the next meeting and the homeowner will be responsible for publishing the decision in the local paper.

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 4 ft. 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 and 1.52 ft respectively. With any and all variances deemed necessary to approve this application. Solicitor, Lou Garty, stated that after review of the notices they are in compliance.

Homeowner, Eric Doyle, sworn in and summarized that he is seeking variances to install a 4 ft. stockade vinyl fence on his corner lot with a double front yard. He stated that the purpose of this fence is for privacy and the safety of his young child due to concerns over foot traffic and pets near the Town Center Property. The variances requested are for the fence along Highland Avenue in the front yard and pre-existing conditions being in the side-yard and accessory garage setbacks. Mr. Doyle confirmed the fence will be made of white vinyl, consistent and increases curb appeal.

Gregory Wells assigned and confirmed exhibits:

A1: Survey, Walter H. Macnamara Assoc., dated 5/15/2025

A2: Photo Array, taken by Lee Palo shows current conditions.

** Additional photo packets show two different fence options that the homeowner provided. (Stockade Vinyl being the first choice, and Open Picket style as a second choice)

The board discussed safety concerns regarding sight lines so Mr. Doyle agreed to place the fence 4 ft. off of the sidewalk and 2 ft. off of the driveway to preserve visibility. Lou Garty explained about style, conditions, taxes, permits, Inspections, assessments, next steps, etc. Gregory Wells opened the application to the public.

Public Comment: None.

Foley made a motion to close public comment, and seconded by Downham. Motion carried.

Foley made a motion to approve the application as presented, with amended sight line conditions. The motion was seconded by Kirschner and approved by the Board. A Resolution will be signed at the next meeting and the homeowner will be responsible for publishing the decision in the local paper.

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

Homeowner, Melissa Wilcox, was sworn in and summarized how she is seeking variance relief for construction of a two-story rear addition to her existing home as well as relief for pre-existing front yard and accessory structure (garage) setbacks.

Gregory Wells assigned and confirmed exhibits:

A1: Survey, Walter H. Macnamara, dated 7/3/2025.

A2: Elevations and Site Plans, Sloan Springer Architect, dated 6/9/2025, exhibited new addition location, and included an updated Survey after addition.

A3: Photo Array, taken by Lee Palo, showed current conditions.

Ms. Wilcox's testimony confirmed that the addition is consistent with the house footprint, is not visible from the front, all siding is to be replaced for uniform appearance, garage is existing and non-moveable, and impervious coverage is within allowable limits. The board confirmed compliance with height and bulk standards. The existing home has three bedrooms and the addition would increase this total to five. Concerns were raised about consistency with the intent of the R-2 Zone, which is characterized by smaller homes. Parking requirements were discussed, three spaces are required in which the garage and

driveway would accommodate for. The only variances that pertain to pre-existing non-conformities include open front porch and accessory structure setback. Lou Garty explained about style, conditions, taxes, permits, inspections, assessments, next steps, etc. Gregory Wells opened the application to the public.

Public Comment: None.

Foley made a motion to close public comment, and seconded by Downham. Motion carried.

Calvez made a motion to approve the application as presented and seconded by Downham. Motion accepted and approved by the Board. A resolution will be signed at the next meeting and the homeowner will be responsible for publishing the decision in the local paper.

Resolution #2025-071 – Municipal Open Space Inventory: Referred to the Planning and Zoning Board by the Mayor and Commissioners pertaining to undeveloped Municipal land.

Mr. Fusco provided a brief overview of the Affordable Housing Vacant Land Study, noting that Haddon Township contains a significant amount of vacant land. He highlighted that many of these parcels are environmentally sensitive, including areas with wetlands, buffers, steep slopes, and creeks.

The primary objective is to formalize a municipal open space inventory list. Proposed parcels for inclusion are Edison Woods, Crystal Lake, MacArthur, Newton Creek, among others. Mr. Fusco clarified the distinction between Green Acres ROSI-designated properties and township-owned open space.

A discussion followed regarding the Rhodes Avenue lot and its potential inclusion in the inventory. Mr. Fusco confirmed that it should be added. Some board members raised the possibility of revisiting the township's master plan earlier than scheduled due to increasing development pressures. However, the consensus was that current redevelopment efforts remain consistent with the master plan's intent, and an early revision is not recommended.

Mr. Foley made a motion to recommend that the governing body adopt the open space inventory list, including the Rhodes Avenue parcel pending further review, and seconded by Ryan. Motion accepted and approved by the Board.

RESOLUTIONS:

Gregory Wells reviewed and explained the resolutions:

- 25-02 – 400 Black Horse Pike
- 25-19 – 716 Graisbury Ave
- 25-20 – 505 Strawbridge Ave

A motion by Foley to accept the above residential solutions resolutions and seconded by Downham. Motion Carried. (Calves Abstained)

A motion by Foley to accept resolution 25-02 and second by Downham. Motion carried. (Commissioner Mulroy, Frank Ryan, and Jose Calves abstained).

Gregory Wells opened the meeting to the public.

PUBLIC COMMENT: NONE.

A motion by Foley to close public comment and seconded by Calves. Motion carried.

ZONING OFFICE REPORT: (Lee Palo): Gave brief summary of next month's meeting which includes 2 new residential, carry over residential and carry-over commercial

With no further business tonight for the Haddon Township Planning/Zoning Board a Motion by Foley to close the meeting and seconded by Downham. Motion carried.

Next meeting – Thursday, September 4th, 2025.

Meeting Adjourned at 8:40 PM