

The Township of Haddon Planning/Zoning Board

Meeting Minutes

Thursday, October, 2nd 2025

A regular meeting of the planning/zoning board of the Township of Haddon was held on Thursday, October 2nd, 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	Absent
John Foley	Present
Renee Bergmann	Present
Marguerite Downham	Present
Joe Buono	Excused
Frank Ryan	Present; recused/stepped down on App. 25-28)
James Stevenson	Excused
Commissioner Mulroy	Present; (recused/stepped down on App. 25-28)
Gregory Wells	Present
Jose Calves	Present
Meredith Kirschner	Excused
Maryrita D'Alessandro	Present
Chris Jandoli	Present

Also

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

APPROVAL OF MINUTES:

A motion to approve the minutes of the September 4, 2025 meeting was made by Foley and seconded by Downham. The motion carried on voice vote. Frank Ryan, Jose Calvez, and Chris Jandoli abstained.

OLD BUSINESS: None.

NEW BUSINESS:

Application 25-29 – Block 25.02 Lot 4 – Zone R-1 – 123 Vesper Ave – Kristine Marsh – Applicant is seeking to construct a one-story side/rear yard addition. Seeking front yard setback relief of 15.10 ft where 30 ft is required. 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 Kristine Marsh and Steve Frescatore sworn in.

Gregory Wells marked exhibits:

- A1: Survey, dated August 20, 2025 by Donovan Surveyors
- A2: Architectural plans, dated 08/21/25, prepared by Robert Algernon, Architect

Testimony described that the addition would be single-story, sided to match the existing white exterior, and would not change the streetscape appearance. The overall impervious coverage remains within ordinance limits. The applicant acknowledged that any removal of a large tree will be handled in accordance with Township permit requirements and indicated an intention to replace the tree and add other plantings.

Lou Garty summarized the application and explained about style, conditions, permits, taxes, inspections, assessments, next steps, etc. Gregory Wells opened the application to the public.

Public Comment:

Mary Anne Bradley of 115 Geneva Avenue, sworn in and expressed concern about the rear yard's proximity to the Cooper River and County property. The applicant clarified that the addition is entirely within the fenced yard, well back from the County line, and would not encroach on that area.

Foley made a motion to close the application to the public and Downham seconded, motion carried.

Frank Ryan noted that the property line lies approximately three feet inward from the grass edge, so the apparent setback is visually deeper than the recorded 15.1 feet. The Board Solicitor summarized that the variance relief qualified under C (1)/C (2) hardship standards since the non-conforming front setback is pre-existing and the project improves functionality of the home. The applicant agreed to comply with all permitting, inspection, and construction conditions as presented in the plans and testimony.

Following the close of public comment, a motion to approve the application as presented was made by Foley and seconded by Ryan. Motion Approved.

The application was approved. The resolution memorializing the approval will be presented at the November 6, 2025 meeting; the homeowner will be responsible for publishing the decision in the local paper; the applicant may apply for permits at their own risk prior to that time.

Application 25-28 – Block 5.08 Lot 6 & 14 – Zone I-1 – 601 Route 130 – Haddon Property Holdings, LLC

– Applicant is seeking amended preliminary and final major site plan approval to develop a one-story, 2,500 sq ft cannabis retail development with associated parking areas and landscaping. With any and all variances deemed necessary to approve this. Solicitor, Lou Garty, stated that after review of the notices they are in compliance.

Commissioner Mulroy and Mayor's Designee Ryan recused themselves for this application.

The applicant returned with an amended preliminary and final major site plan for a Class 5 Cannabis Dispensary at the former "What-A-Weiner" and adjacent adult bookstore site. The original April 3, 2025 approval contemplated acquiring a rear residential lot for parking and constructing a two-story building. That acquisition was not completed; the plan now utilizes the existing commercial parcels only and proposes a single-story, 2,500 sq ft building with a smaller footprint and improved site aesthetics.

Witnesses Larry Hana (Owner & Operations) and Kyle Humphries (Engineer) sworn in.

The applicant's representative, Louis Capelli, Jr., Esq., outlined the previous application for a use variance and construction of a cannabis dispensary. The original site plan included the adjacent residential property located behind the site, which was intended to be acquired and demolished to provide additional parking. At the time, it was believed the property owner was a willing seller; however, following the board's approval, the owner sought a significantly higher price. As a result, the parties were unable to reach an agreement, and the property was not acquired.

Marked Exhibits:

- A1: Revised Architectural Plans, Grubey Associates, revised 09/29/2025
- A2: Colorized Site Plans

Capelli and witnesses testified that:

- Impervious lot coverage is reduced from approximately 84% to approximately 45%, though still above ordinance limits; lawn and landscaping are added.
- All other bulk standards are met; 24 spaces plus 2 ADA are provided, sufficient for the use.
- Access will be via existing right-in/right-out driveways on Route 130 and Wilson Avenue; a "No Left Turn" sign will be posted at Wilson.
- There will be no drive-through and no on-site consumption.
- Typical customer visits average five to six minutes; the retail floor has eight points-of-sale.
- Two security guards (one in lobby, one in parking lot) will be on duty; windows will be tinted/frosted to prevent visibility into the sales area; odor control will be provided by multiple filters.
- Deliveries will be by small Sprinter-type vans, generally arranged for early morning or other off-peak times.
- The applicant will provide a sewer easement, coordinate with the Board Engineer on manhole connection, grading, and slope compliance, and provide a screened trash/recycling enclosure at the rear of the site.
- The applicant will comply with all NJ Cannabis Regulatory Commission (CRC) security and reporting requirements, with local ordinances regarding hours of operation and taxation, and will be subject to the Township's 2.5% Non-Residential Development Fee for the Affordable Housing Trust.
- No signage was approved; any future sign package must comply with ordinance or return to the Board.

The Board Solicitor noted that the only bulk relief required is for impervious coverage, which is significantly improved from the prior condition, and the overall plan is less intensive and more esthetically compatible with the corridor. The Solicitor went over a couple of typical conditions, such as Security plan approval by State CRC and Township Chief of Police, County Board approval, Compliance with Township Tree ordinance, compliance with CRC requirement for licensure, compliance with the

Town's requirements for licensure, tax requirements, and contribution to affordable housing. Gregory wells opened the application to the public.

Public Comment: None.

After public comment was opened and hearing none, Foley made a motion to close the application to the public and Downham seconded, motion carried.

Bergmann made a motion to approve the application as presented with all stated conditions and D'Alessandro seconded. Motion Approved.

The amended site plan was approved.

Resolution 2025-PB-02 – Undeveloped Parcels of Municipally-Owned Property

The Board adopted a resolution memorializing recommendations to the Township Commissioners regarding undeveloped municipally-owned parcels as previously presented by the Board Engineer.

A motion to approve was made by Foley and seconded by Downham. Motion Accepted.

Resolutions:

Resolutions circulated in advance for the following previously-approved applications were adopted without changes:

- 25-18 – 931 White Horse Pike (Nifty Fifty's) – preliminary site plan with bulk relief; final and sign package to return.
- 25-23 – 101 Utica Avenue – 5-ft corner-lot fence replacing existing chain-link.
- 25-27 – 507 Westmont Avenue – bulk variance for garage connection/addition.

A motion to approve the above resolutions was made Foley and seconded by Downham. Motion carried with all in favor except Chris Jandoli, Frank Ryan, and Jose Calvez who abstained.

Richard Rotz opened the meeting to the public.

Public Comment: None.

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

Zoning Officer's Report:

Zoning Officer Lee Palo provided a brief overview of next meeting which will include Nifty Fifties final plans and 3 residential.

Next Meeting - Thursday, November 6, 2025

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

Meeting adjourned at 8:26 pm.