

THE TOWNSHIP OF HADDON PLANNING/ZONING BOARD MEETING

AGENDA

Thursday, December 4, 2025

A regular meeting of the Planning/Zoning Board of the Township of Haddon will be held on Thursday, December 4, 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 November 6, 2025

Old Business: None

New Business:

Application 25-34 – Block 6.06 Lot 25 - Zone R-2 – 100 Lincoln Ave – Robert Dawalt - Applicant is seeking to construct a rear yard deck. Seeking 2,775 sq ft relief for lot area, 20 ft relief from lot frontage, 20 ft relief from lot width, 11.44 ft and 18.71 ft from front yard setbacks, 3.05 ft relief from one side yard setback, 3.60 ft relief for accessory structure and 1 ft relief from fence height. With any and all variances deemed necessary to approve this application.

Application 25-32 – Block 21.09 Lot 23, 31 & 31.01 - Zone C-1 – 105 & 107 Haddon Ave – OLMP, LLC - Applicant is seeking an amended site plan to add a second floor to the building and add a retail space in the unused portion of the first floor of the building. They are also asking to enclose the outdoor patio area during colder weather and for a variation in its hours of operation. They are requesting a “Use”

variance to allow 2 principal businesses, requesting a parking variance and setbacks for the patio. With any and all variances deemed necessary to approve this application.

Resolution:

25-31 – 506 Homestead Ave

25-18 – 931 White Horse Pike

2026 Meeting Dates: Tuesday, January 6th?

Public Comment:

Zoning Office Report – Lee Palo

Next Meeting –

Respectfully submitted

Kimberly Schemeley, Secretary