

The Township of Haddon Planning/Zoning Board

Meeting Minutes

Tuesday, January, 6th 2026

A regular meeting of the planning/zoning board of the Township of Haddon was held on Tuesday, January 7th, 2026, in the municipal building court room (2nd floor), located at 135 Haddon Ave, Haddon Township, New Jersey was called to Order by Richard Rotz.

Flag Salute

Confirmation of Sunshine Law

Roll Call

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

Also

M. Lou Garty – Solicitor

Greg Fusco – Township Planner & Engineer

Lee Palo – Zoning Officer

SWEARING-IN OF NEW / REAPPOINTED MEMBERS:

Board Solicitor Lou Garty administered the oath of office to the reappointed members present, including John Foley, Frank Ryan, Commissioner James Mulroy, and MaryRita D'Alessandro. Members not present were noted (James Stevenson, Gregory Wells).

REORGANIZATION OF THE BOARD – 2026

Chairperson:

A nomination was made for Richard Rotz to serve as Chairman.

A motion to close nominations was made by Mr. Foley and seconded by Ms. Downham.

With no other nominations, Richard Rotz was elected by acclamation.

Vice Chair:

A nomination was made for Gregory Wells to serve as Vice Chair.

A motion to close nominations was made by Mr. Foley and seconded by Ms. Downham.

With no other nominations, Gregory Wells was elected by acclamation.

Board Secretary:

A nomination was made for Kimberly Schemeley to serve as Board Secretary.

A motion to close nominations was made by Mr. Buono and seconded by Ms. D'Alessandro.

With no other nominations, Kimberly Schemeley was elected by acclamation.

Board Solicitor:

A nomination was made to appoint Lou Garty, Esq. as Board Solicitor.

A motion to close nominations was made by Mr. Foley and seconded by Mr. Ryan.

With no other nominations, Lou Garty, Esq. was elected by acclamation.

Board Engineer / Planner:

A nomination was made to appoint Greg Fusco as Board Engineer/Planner.

A motion to close nominations was made by Mr. Foley and seconded by Ms. Downham.

With no other nominations, Greg Fusco was elected by acclamation.

APPROVAL OF MINUTES:

Mr. Foley made a motion to approve the minutes of the December 4th, 2025 meeting and seconded by Ms. Downham. Motion carried. (Abstained: Jandoli, Buono, Kirschner, Mulroy, Ryan)

OLD BUSINESS:

None.

NEW BUSINESS:

Application 26-02 - Block 11.02, Lot 11 - Zone R-1 - 225 Buckner Avenue – Daniel Truesdell – The applicant sought approval to construct a one-story rear yard addition and replace two existing sheds with one 12' x 16' accessory shed. Seeking 54 Sq ft relief for lot area, 0.1 ft relief from side yard setback,

3.60 ft relief from total side yard setback, and 92 sq ft relief for accessory structure. 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, Daniel Truesdell was sworn in.

Richard Rotz marked exhibits as follows:

- A1: Survey, prepared by Peterman.Maxcy Associates LLC, dated 8/1/2025
- A2: Plot Plans, prepared by Peterman.Maxcy Associates LLC, dated 12/18/2025
- A3: Plans, prepared by Bishop & Smith – Registered Architects, dated 12/12/2025
- A3: Photo array, Lee Palo, photos taken on 12/22/2025

The property was described as an irregular, pie-shaped lot, a pre-existing nonconforming condition not created by the applicant. Mr. Truesdell testified that he purchased the property in August 2025 and did not sub-divide or otherwise alter the lot configuration. The applicant explained that the proposed addition would replace an existing screened porch and would be used to expand living space within the home. The applicant further testified that the two existing sheds would be removed and replaced with a single shed located in the rear yard in compliance with required setbacks. The shed will not contain plumbing, kitchen facilities, or sleeping accommodations and will be used solely for storage and workspace purposes.

Testimony established that the existing dwelling already contains pre-existing nonconforming setbacks and that the proposed addition would not create new nonconformities beyond those already existing. The applicant testified that the proposed improvements would be architecturally cohesive with the existing dwelling and that all required permits and inspections would be obtained. The applicant acknowledged that the improvements may impact the property's tax assessment.

The board questioned the applicant regarding the size, location, and intended use of the shed, the layout of proposed addition, and construction details. The applicant agreed to construct the improvements in accordance with the plans submitted and the testimony presented. The application was opened to the public.

Public Comment: None.

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

Mr. Foley made a motion to approve the application as presented, granting variance relief, and seconded by Ms. D'Alessandro.

Application was approved. A memorializing resolution will be presented at the next meeting.

Application 26-03 - Block 29.10, Lot 38 - Zone R-1 - 211 Fern Avenue - Keith Williams - The applicant sought approval to construct a rear yard addition, adding a bathroom and walk-in closet to the primary bedroom. Seeking 7,014 sq ft relief for lot area, 56.25 ft relief from lot width, 56.25 ft relief from lot frontage, 5.2 ft relief from side yard setback, and 11.5 ft relief from total side yard setback. 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.

Applicant's council, Kristopher Berr of Del Duca Lewis & Berr, explained that the lot is approximately 7,000 square feet in area and 56.2 feet in width, resulting in an undersized condition not created by the applicant. Mr. Berr stated that the requested relief was based on hardship pursuant to C-1 criteria and that the proposed addition would slightly extend to the existing side yard setback toward the rear of the property without bringing the dwelling any closer to the adjacent property line.

Exhibits identified:

- A1: Architectural renderings, prepared by Fett-Vico, AIA Architects, PC, dated 10/30/2025
- A2: Survey, prepared by Patterson Surveying & Engineering LLC., dated 10/31/2025
- A3: Proposed addition plans, prepared by Patterson Surveying & Engineering LLC., dated 12/4/2025

The applicant's engineer, Dan Patterson was sworn in, and testified that his office prepared an updated existing conditions survey and a proposed plot and grading plan. Mr. Patterson testified that the property contains pre-existing nonconforming conditions with respect the lot area, lot frontage, and side yard setbacks, and that the proposed addition maintains the existing nonconforming setback line. He further testified that the proposed improvements comply with all applicable building coverage and impervious coverage requirements, with building coverage increasing from approximately 23% to 24.2%, and impervious coverage increasing from approximately 37.7% to 37.8%, both remaining within ordinance limits.

The applicant's architect, Jason Vicko, was sworn in and testified that the existing dwelling is a one-and-a-half bath home and that the proposed second-floor addition is intended to create a functional primary suite with an additional bathroom and walk-in closet, resulting in a two-and-a-half bath dwelling. He testified that the addition is limited to the second floor, does not increase the number of bedrooms, and is located to align with existing plumbing for constructability. Mr. Vicko further testified that the addition is modest in scale and will be architecturally cohesive with the existing dwelling.

The Board questioned the witnesses regarding the location, size, and visual impact of the proposed addition, as well as compliance with zoning standards. The applicant agreed to construct the improvements in accordance with the plans submitted and to obtain all required permits and inspections. The application was opened to the public.

Public Comment: None.

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

After deliberation, the Board determined that the requested relief was justified due to the pre-existing nonconforming conditions of the lot and the proposed improvements would not exacerbate those conditions, nor would they result in any substantial detriment to the public good or impairment of the intent and purpose of the zoning ordinance.

Mr. Foley made a motion to approve the application granting relief from the pre-existing nonconforming conditions to permit the addition as proposed, and seconded by Mr. Ryan.

Application was approved. A memorializing resolution will be presented at the next meeting.

ADMINISTRATIVE MATTER – 2025-05A:**87 Utica Avenue – One Year Time Extension Request**

The Board considered an administrative request for an extension of time to commence construction related to a previously approved application at 87 Utica Avenue. Board Solicitor Lou Garty, advised that the applicant submitted a written request seeking an extension pursuant to the ordinance “sunset” provision, citing difficulties in securing a contractor within the established budget and delays in finalizing architectural plans required for permitting purposes. Ms. Garty advised that no public notice or testimony was required, as the request constituted an administrative remedy permitted under the ordinance.

The Board discussed the request and the length of the extension sought. After consideration, the Board found that the applicant demonstrated sufficient cause for an extension and that the request satisfied the applicable ordinance and statutory requirements. Ms. Bergmann made a motion to approve the requested extension of time as presented, and seconded by Ms. Downham. Motion carried and the extension was approved.

RESOLUTIONS:**Resolution 25-34 – 100 Lincoln Avenue****Resolution 25-32 – 105 & 107 Haddon Ave - (Amended Major Site Plan – Hearthside Restaurant)**

Ms. Downham made a motion to approve Resolution 25-34 as presented, and seconded by Mr. Foley. Motion carried and resolution approved. (Buono, Jandoli, & Kirschner abstained)

Ms. Downham made a motion to approve Resolution 25-32 as presented, and seconded by Ms. Bergmann. Motion carried and resolution approved. (Buono, Jandoli, Kirschner, Ryan, and Mulroy abstained)

Mr. Rotz opened the meeting the public.

PUBLIC COMMENT: None.

Mr. Foley made a motion to close the public portion of the meeting, and seconded by Ms. Downham. Motion Carried.

ZONING OFFICE REPORT:

Zoning Officer Lee Palo provided a brief report and confirmed that two residential applications were anticipated for the next meeting.

NEXT MEETING - February 5, 2026

With no further business tonight for the Haddon Township Planning/Zoning Board a Motion to close the meeting was made by Mr. Buono and seconded by Ms. Downham. Motion carried. Meeting adjourned at 8:23 pm.