

The Township of Haddon Planning/Zoning Board
Meeting Minutes
Thursday, February 5th, 2026

A regular meeting of the planning/zoning board of the Township of Haddon was held on Thursday, February 5th, 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	Present
Meredith Kirschner	Present
Maryrita D'Alessandro	Present
Chris Jandoli	Excused

Also

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

APPROVAL OF MINUTES:

Mr. Ryan made a motion to approve the minutes of the January 6th, 2026 meeting and seconded by Ms. Downham. Motion carried. (Abstained: Gregory Wells)

OLD BUSINESS:

None.

NEW BUSINESS:

Application 25-33 – Block 19.06 Lot 33 – Zone R-1 – 338 Westmont Avenue – Michael Wood

The applicant is seeking to construct a rear yard two-story addition. Seeking 3,000 sq ft relief for lot area, 25 ft relief from lot frontage, 25 ft relief from lot width, 4.9 ft relief from front yard setback, 3.6 relief from side yard setback, .5 ft relief from total yard setback, and 1 ft and 2.8 ft relief for accessory structure. With any and all variances deemed necessary to approve this application. Solicitor Lou Garty stated that she reviewed the notice provided by the applicant and confirmed that it was properly published and served in a timely manner and that the Board had jurisdiction to hear the application.

The applicant, Michael Wood, was sworn in.

Richard Rotz marked the exhibits.

A1: Survey, dated 12/11/2025, Donovan Surveyors

A2: Photo Array of the property, taken on 1/22/26 by Lee Palo

A3: Architectural plans for the proposed addition, 1/29/25, David Mcarthur

The applicant testified that the lot is pre-existing and undersized and that he did not create the nonconforming conditions. He stated that the lot frontage and width are 50 feet where 75 feet is required, and that the front yard setback is 25.1 feet where 30 feet is required. He further testified that side yard setbacks include a 6.4-foot setback on one side, with the opposite side conforming, resulting in a minor aggregate side yard deficiency. The applicant testified that he is not proposing any expansion toward the front or side yard setbacks and that the addition will be entirely to the rear of the home.

The proposed two-story addition will extend approximately 16 feet to the rear and will span most of the rear elevation of the dwelling. The applicant testified that the addition will be constructed in accordance with the submitted plans and will match the existing vinyl siding so that it is consistent with the architectural style of the home. He further testified regarding an existing detached garage located at the rear of the property which does not meet current side and rear yard setback requirements. The garage is pre-existing, has a foundation, and would be impractical to relocate.

The Board and Solicitor discussed the pre-existing nonconforming conditions and noted that the proposed addition would not exacerbate those conditions. The Solicitor characterized the relief requested as hardship variances based on pre-existing conditions.

Richard Rotz opened the application to the public.

Public Comment: None.

A motion was made by Ms. Downham and seconded by Mr. Foley to close the public portion. Motion carried.

Under questioning by the Solicitor, the applicant agreed to construct the addition in accordance with the plans submitted, to obtain all required permits, and to pass all required inspections. He acknowledged that the addition may result in an increase to the assessed value of the property and corresponding taxes.

A motion was made by Mr. Foley to approve the application as presented, including bulk variance relief for pre-existing nonconforming lot conditions and the accessory structure, subject to compliance with the plans submitted, matching exterior materials, and obtaining all required permits and inspections. The motion was seconded by Ms. Downham. Motion Approved.

Application 25-33 was approved. A memorializing resolution will be presented at the next meeting.

Application 26-01 – Block 17.01 Lot 17 - Zone R1 - 312 Crestwood Avenue – Dana Adams

The applicant is seeking to construct a rear yard one-story addition. Seeking 2750 sq ft relief for lot area, 17 ft relief from lot frontage, 17 ft relief from lot width, 5.09 ft relief from front yard setback, 4.95 ft relief from side yard setback, 9.73 ft relief from total side yard setback, and .41 and .91 ft relief for accessory structure. With any and all variances deemed necessary to approve this application. Solicitor Lou Garty confirmed that the notice was properly published and served and that the Board had jurisdiction.

The applicant, Dana Adams, was sworn in.

Richard Rotz marked the Exhibits:

A1: Survey, dated 8/23/2025, Walter H. McNamara Assoc.

A2: Photo Array of the property, taken on 1/22/2026 by Lee Palo

A3: Architectural plans for the proposed addition, 3/20/2025, Jeffrey Brummer Arch.

The applicant testified that the lot is pre-existing and undersized and that she did not create the nonconforming conditions. She testified that the front yard setback is 24.9 feet where 30 feet is required, the aggregate side yard setback is 15.27 feet where 25 feet is required, and one side yard setback measures 5.5 feet where 10 feet is required. She further testified that there is an existing accessory structure with minor setback deficiencies that were described as de minimis.

The proposed one-story addition will square off the rear of the home and will be constructed on the side of the property with the greater existing setback. The applicant testified that the addition will improve the functionality of the living space and that the entire rear of the home will be re-sided so the exterior is consistent in appearance.

The Board and Solicitor discussed the relief requested and noted that the proposed addition would not worsen the existing nonconforming conditions. The accessory structure setback deficiency was discussed as presenting a practical hardship.

Richard Rotz opened the application to the public.

Public Comment: None.

A motion was made by Ms. Downham and seconded by Mr. Wells to close the public portion. Motion carried.

Under questioning by the Solicitor, the applicant agreed to construct the addition in accordance with the plans submitted, to obtain all required permits, and to pass all required inspections. She acknowledged that the improvements may result in an increase to the assessed value of the property and corresponding taxes.

A motion was made by Mr. Foley to approve Application 26-01 as presented, including bulk variance relief for pre-existing nonconforming conditions and the accessory structure, subject to compliance with the plans submitted and all required approvals. The motion was seconded by Mr. Wells. Motion approved.

Application 26-01 was approved. A memorializing resolution will be presented at a future meeting.

RESOLUTIONS:

Resolution 26-02 – 225 Buckner Avenue

Resolution 26-03 – 211 Fern Avenue

Both resolutions were previously heard and are being presented for adoption. Resolution 26-02 relates to bulk variance relief for an accessory structure based on hardship due to lot configuration and lack of storage. Resolution 26-03 relates to bulk variance relief for a rear yard addition on an undersized lot.

A motion was made by Mr. Foley to approve both resolutions and seconded by Mr. Buono. (Gregory Wells abstained) The motion carried.

PUBLIC COMMENT:

None.

Seeing no one wishing to be heard, a motion was made by Mr. Foley and seconded by Ms. Downham to close the public portion. Motion carried.

ZONING OFFICER REPORT:

Zoning Officer Lee Palo reported that three applications are anticipated for the March meeting, including one residential application and two possible commercial applications.

Next Meeting:

Thursday, March 5, 2026

With no further business before the Planning/Zoning Board, a motion was made by Mr. Foley and seconded by Mr. Wells adjourned the meeting. Motion carried. The meeting was adjourned at 8 pm.