

THE TOWNSHIP OF HADDON PLANNING/ZONING BOARD MEETING  
AGENDA  
Thursday, May 7, 2026

A regular meeting of the Planning/Zoning Board of the Township of Haddon will be held on Thursday, May 7, 2026, at 7:30 P.M. in the Municipal Building meeting room (2<sup>nd</sup> 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  
MaryRita D’Alessandro – Alternate #1  
Meredith Kirschner – Alternate #2  
Chris Jandoli – Alternate #3  
Vacant – Alternate #4

**Approval of Minutes from April 2, 2026**

**Old Business:** None

**New Business:**

**Application 26-04 – Block 18.02 Lot 1 - Zone R-G – 210 W. Crystal Lake Ave** – Haddon Hills Associates, LLC - Applicant is seeking to construct a 2,872 sq ft club house with a maintenance garage, a 1,112 sq ft package delivery building and an outdoor amenity seating area. Seeking preliminary and final site plan approval in addition to a bulk variance. With any and all variances deemed necessary to approve this application.

**Application 26-07 – Block 5.14 Lot 2-4 - Zone I-1 – 408 Route 130** – Brotherly Bud Haddon Twp, LLC- Applicant is seeking minor site plan approval with conditional use variance approval together with all other necessary variances and waivers to operate a Class 5 Cannabis Retail Sales Facility.

**Application 26-09 – Block 16.04 Lot 29 - Zone R-1 – 412 Avondale Ave** – Chris Michaelis - Applicant is seeking to construct a 2-story side yard addition. Seeking relief from Lot Area relief of 3,750 sq ft, Lot Frontage relief of 25 ft, Lot Width relief of 25 ft, Side Yard Setback relief of 4.7 ft, Total Side Yard Setback relief of 13.7 ft. With any and all variances deemed necessary to approve this application.

**Application 26-10 – Block 7.05 Lot 1 - Zone R-2 – 28 E. Greenwood Ave** – Thomas Kowal - Applicant is seeking to construct a 2-story rear yard addition and covered deck. Seeking relief from Lot Frontage relief of 7.9 ft and 10ft. With any and all variances deemed necessary to approve this application.

**Administrative request:** Resolution 2025-011 Westmont Hardware requesting a 1 year extension.

**Resolutions:**

25-30 – 911 W. Mt. Vernon Ave

26-08 – 15 Haddon Ave

**Public Comment:**

**Zoning Office Report** – Lee Palo

**Next Meeting** – June 9, 2026

Respectfully submitted,  
Kimberly Schemeley, Secretary