

**The Township of Haddon Planning/Zoning Board**

**Meeting Minutes**

**Thursday, May 7, 2026**

A regular meeting of the planning/zoning board of the Township of Haddon was held on Thursday, May 7, 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	Excused
Marguerite Downham	Present
Joe Buono	Present
Frank Ryan	Present/Recused
James Stevenson	Absent
Commissioner Mulroy	Present/Recused
Gregory Wells	Present
Meredith Kirschner	Present
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 was made by John Foley and seconded by Marguerite Downham to approve the minutes of the April 2, 2026 meeting. Motion carried.

Abstained: Chris Jandoli & Meredith Kirschner

**OLD BUSINESS:** None

**NEW BUSINESS:**

**Application 26-04 – Block 18.02 Lot 1 – Zone R-G – 210 W. Crystal Lake Avenue – Haddon Hills Associates, LLC** - Seeking to construct a club house/community center, package building, playground and dog park with stormwater management and parking improvements.

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.

Richard Wells attorney reviewed for the board the proposed project and then asked for design waivers for a traffic report, stormwater report and NJ DEP report. A motion to approved the waivers and deem the application completed was made by Frank Ryan and seconded by Joe Buono. Motion carried.

Richard Wells called is first witness Nyasia Roman (Property Manager) and was sworn in. Ms. Roman stated that she has been the property manager for over a year. She testified that all the new amenities will be for residents of Haddon Hills only. She continued describing the new facilities:

The community center/Club House will have a leasing office which will be open 7 days a week with 3-4 employees, a conference room and 3-4 computer workstations, an exterior seating area with a gas fireplace, a fitness center which will be open 24/7 and a maintenance garage. The building will have a secure access with residents needing a card to access the building.

The Package building will be for packages which are delivered by Amazon, FedEx, UPS, etc. This building will have shelves, tables and trash & recycling. This will also be a card access only building. The trash pick up already exists and will be able to handle the extra pick up.

The applicants Engineer, Andrew Simpkins, P.E was sworn in. Exhibit A-2 shows the 4 existing parking areas coming in off of Crystal Lake Ave and how narrow the entrances. Exhibit A-3 shows the proposed area which will be eliminating one of the parking area entrances and widening the entrances of the remaining three. It shows Basin A by the new clubhouse and Basin B which will both run into Basin C and can hold up to 2 years for a more efficient stormwater management than what exists now. The proposal calls for the removal of sixteen trees but will be replanting 23 trees and the applicant understands that they will have to apply for the tree removal permit with the Township. The Entrance to both the clubhouse and package building will face inward toward the apartment buildings. The dog park and tot lot will be enclosed by a 4ft fence.

The new drive aisles are will be in compliance with state regulations and there will be an area in front of the package building for the delivery trucks to pull up in front so they do not block the drive aisle or parking spaces. The new stormwater system is also in compliance. The new design for the parking will be eliminating 44 spaces but they will be adding back in 77 spaces.

The applicant will be adding in two crosswalks with flashing signs on Crystal Lake Ave.

Board Member asked how many parking spaces does each resident get as part of their lease and the Ms. Roman stated that they get one space per apartment.

The applicants Senior Regional Property Manager Kristine Angrisani was sworn in. The additional need for the extra parking spaces near these two new building is so they have enough parking for guests that come for tours, for residents who drive over to use the fitness center or conference room and residents who stop to pick up a package.

The engineer testified that the suggestions to the lighting plan by the Township engineer are agreeable. The lighting will have shields to avoid spillage across Crystal Lake Ave and the shield make the light go down and not outward. The lights are on photocell.

The applicants Architect, William Feinberg was sworn in and accepted as a professional by the board. Exhibit A-4 shows the exterior elevations of the buildings. They will be constructed will 3 different materials to match the surrounding buildings. There will be a stone table around the bottom of both buildings. The roof will be metal and pitched to match the apartment buildings and will have double hung windows with shutters.

Exhibit A-4.1 shows the fireplace on the South side.

Exhibit A-5 shows the floor plan of the clubhouse. The fitness center will have 15 pieces of equipment.

Exhibit A-5.1 shows exterior seating area with tables and firepit.

Exhibit A-6 shows the package building and will be designed to match the clubhouse using the same materials.

Exhibit A-7 shows the package building floor plan with lockers, recycle & trash bins and shelving. This building card access only.

The applicant needs a variance for the height of the buildings which for an accessory structure is 18ft maximum. The design of the building's need a 22ft & 27ft height roof's so they can be pitched and not flat. The apartment buildings are approximately 25 ft high and the surrounding homes are about 33 ft high.

Exhibit A-8 shows the signs in front of each building which will be 5 ft high and approximately 8.9 sq ft each. They will both have ground mounted spot lights to light up the sign and they will be labeling the building "Leasing Office" and "Package Center".

The board had concerns about the fencing around the tot lot and dog park and would like it to match the other fencing around the clubhouse exterior seating area which the applicant agreed. The firepit area needs to be secured.

The Applicant's engineer reviewed the variances requested which include an accessory structure in the front yard, front yard setback, Height of structures, Driveway access and design waivers, driveway spacing and 4ft fence.

Public Comment:

Courtney D'oria (303 W. Crystal Lake Ave) – handed out a photo marked P-1. The photo was taken on 5/7/2026 which shows concern for a large, old tree that she doesn't want to see removed. She has traffic concerns and water basins attracting insects.

Brian Welfahn (267 W. Crystal Lake Ave) – Has concerns with the firepit and tot lot with teenagers gaining access and also the 50 ft set back not being there.

Kristine Angrisani (SR Property Manager) – Replied that both areas can have card access only if needed, will have a top latch on the fence, no cameras but they are open to fire department recommendations.

Board member asked if current residents were consulted in the amenities and Agrisani replied "no".

Brian Kingey (265 W. Crystal Lake Ave) – has concerns about traffic (especially at Pyle Ave), Noise from the tot lot and the upkeep of the new buildings, tot lot and dog park.

A motion to close the public comment was made by John Foley and seconded by Marguerite Downham. Motion carried.

The applicant's engineer (Simpkins) explains that design standards are not one size fits all and that is why variance requests exist.

Lou Garty recaps the application and all the aspects of the permits, affordable housing obligation, fire pit will need fire marshal approval, buffering and landscaping and will need to have a contact person on file with the Township for complaints.

Greg Fusco (Township Engineer) explains that the complex is old and has never had an expansion of units or amenity upgrades. He has no concern over traffic increasing. He explains that Crystal Lake Ave is a county road and they will have final approve on the parking entrances. He recommends keeping as many trees as possible.

The applicant's attorney stated that they will submit an amendment to their county application to include a trip generation report.

A motion to accept the application with all the amendments and agreements as state by the board attorney was made by John Foley and seconded by Meredith Kirschner. Motion was approved (7 – 2).

**An announcement was made that in light of the time the 2 residential applications on the agenda might not be heard tonight depending on time. Application 26-09 for 412 Avondale Ave choose to postpone his application to the June 9, 2026 meeting with no need to re-advertise.**

**Board Members Frank Ryan and Commissioner Mulroy were excused at this point as they can not vote on "Use" variance applications.**

**Application 26-07 – Block 5.14 Lot 2-4 – Zone I-1 – 408 Crescent Boulevard – Brotherly Bud Haddon Township, LLC** – Applicant is seeking a minor site plan with conditional use variance to operate a Class 5 Cannabis retail dispensary. 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's attorney, Louis Cappelli, Jr., gave an overview of the application stating the property was in a I-1 district, Class 5 Cannabis is a permitted use and will need a side yard variance, parking lot variance and landscape waiver.

William Sirois (Owner) was sworn in. The property is currently Haddon Transmission with multiple car sales lots and gas stations on the same block. This is a largely commercial part of Route 130. The hours of operation will be from 10am to 10pm (M-S) and 10am to 6pm on Sundays. There will be 3-5 employees on shift at one time and employees will be able to park in a back lot due to a parking agreement with the adjacent commercial property. The front parking will be for customers. There will be no consumption on site, the product is stored in a vault and all product is pre-packaged and sealed. There will be no drive-thru, but does have delivery. There will be a security guard in site and 24/7 camera monitoring.

A-1 is a security plan which was provided to the Township.

Each patron will be in the store 5 minutes or less. The other business on Black Horse Pike in Mount Ephraim has been there since 2018 and has had no problems with security or his neighbors; his wife does marketing and community outreach.

The ordinance calls for a Micro-business but that is not sustainable as it has limits on products, quantity, square footage, number of employees and 51% owner having to live in Haddon Township. This location meets the square footage, number of employees, but the product limitation and owner status is not feasible and practicable.

The applicant's Engineer, Jason Sciuillo, was sworn in and accepted by the board.

A-2 is an ariel photo with the added landscape. Is has 13 parking space and 4 spaces for employees. There will be added wedge lights to the building, the building will be renovated and signage will be in compliance or a return to the board with a sign package will be done. There will be parking barricades in front between the building and the parking spaces and a trash enclosure will be added to the property. There will be a van only space for deliveries and no odor control is needed for a retail store per state law. The applicant will meet all CRC requirements. This is a pre-existing condition and needs a D-3 variance.

The positive is it is improving the impervious coverage, renovating an existing building, it is a permitted use, it will have no negative impact on the surrounding area and the commercial buildings behind and on the side block this location from the neighborhood.

Greg Fusco stated that according to Resolution 142-38.1 A10 no odor control is needed to class 5 retail.

The applicant will meet all requirements and recommendations given by the Township engineer.

DOT has control over the entrance as Route 130 is a state highway.

The applicant feels that a traffic impact study and an environmental impact study are not warranted.

Public Comment :

Pamela Hanni (111 Barley Ave, Gloucester City) sworn in and has traffic and security concerns.

Connie Divoe (43 Yale Ave, Gloucester City) sworn in and has concerns about people smoking down her street, traffic and people loitering in the alley on the side of the building.

Dawn Dairy (57 Yale Road, Gloucester City) sworn in and has concerns that the cannabis is too close to her house. She has grandchildren over all time.

John Dairy (57 Yale Road, Gloucester City) sworn in and has concerns about traffic issues and “undesirables” smoking and eating in the neighborhood. Had EPA concerns with oil tanks in the ground. Had other concerns that do not relate to this application as the applicant did not buy the property and is only leasing.

Motion to close the public comment was made by John Foley and seconded by Meredith Kirschner. Motion carried.

Applicant’s attorney reiterated that there are no traffic issues, there is already existing business in this location, the applicant has had no issues with his other location and stated that people who frequent retail cannabis locations are not “Undesirables” they are everyday working-class people.

Lou Garty recaps the application and all the aspects of the permit application, state licensing requirements and will need to have a contact person on file with the Township for complaints.

A motion to accept the application with all the amendments and agreements as state by the board attorney was made by John Foley and seconded by Meredith Kirschner. Motion was denied (4– 3).

**A motion to extended the time to hear the last application was made by Joe Buono and seconded by Maryrita D’Alessandro. Motion carried.**

**Application 26-10 – Block 7.05 Lot 1 – Zone R-2 – 28 E. Greenwood Ave – Thomas Kowal – Applicant is seeking to construct a two-story side yard addition and covered deck. Seeking relief from lot frontage pf 7.9 ft and 10ft**

The Board attorney confirmed that proper notice had been provided and that the Board had jurisdiction to hear the application.

Thomas Kowal was sworn in.

A-1 Survey showing pre-existing, non-conforming conditions of the property. The existing garage is being demolished and a new conforming garage is being built.

A-2 Plans/Elevations

A-3 Photos taken by Lee Palo

The addition is going on the side of the house where an addition already exists. This will be just be going back to the rear of the house and not any further on the side than what already exists.

Public Comment: None

Motion to close the public comment was made by Marguerite Downham and seconded by Greg Wells. Motion carried.

A motion to accept the application was made by Greg Wells and seconded by Marguerite Downham. Motion was approved.

**An application to extend Resolution 2025-011 Westmont Hardware was submitted.** The reasoning for the extension is that the applicant got held up in EPA issues and had to resolve them before construction can commence.

A motion to extend the resolution by one year was made by Greg Wells and seconded by Marguerite Downham. Motion approved.

**RESOLUTIONS:**

Resolution 25-30 – 911 W. Mount Vernon Ave

Resolution 26-08 – 15 Haddon Avenue

The Board attorney briefly recapped the above resolutions A motion to accept the resolutions was made by Greg Wells and seconded by Marguerite Downham. Motion approved. Abstained: Chris Jandoli and Meredith Kirschner.

**PUBLIC COMMENT:**

Chairman Rotz opened the meeting to the public.

No members of the public came forward.

A motion was made by Joe Buono and seconded by Greg Wells to close the public comment portion. Motion carried.

**ZONING OFFICE REPORT** – Lee Palo

Mr. Palo reported that there are currently six residential applications expected on the next month's agenda.

**Next Meeting – June 9, 2026**

**ADJOURNMENT:**

With no further business before the Planning/Zoning Board, a motion was made by Marguerite Downham and seconded by Joe Buono adjourning the meeting. Motion carried. The meeting was adjourned at 11:28 pm.

Respectfully submitted,  
Kimberly Schemeley  
Planning Board Administrator