

THE TOWNSHIP OF HADDON PLANNING/ZONING BOARD MEETING
AGENDA
Thursday, August 6, 2026

A regular meeting of the Planning/Zoning Board of the Township of Haddon will be held on Thursday, August 6, 2026, 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 placing a copy of the agenda on Township website 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 July 2, 2026

Old Business: None

New Business:

Application 26-17 – Block 27.14 Lot 3 - Zone R-2 – 128 Stratford Ave – Matt Sanders - Applicant is seeking to construct a 2-story front yard addition and front porch. Seeking Lot Area relief of 106 sq ft, Side Yard setback relief of 1.07 ft, Total Side Yard setback relief of 2.27 ft and accessory building relief of .22 ft and .50 ft. With any and all variances deemed necessary to approve this application.

Application 26-18 – Block 17.07 Lot 35 - Zone R-1 – 505 Graisbury Ave – Gregory Frye - Applicant is seeking to construct a 2-story rear yard addition and garage. Seeking Lot Area relief of 51 sq ft, Lot Frontage relief of 15 ft, Lot Width relief of 15 ft, side yard relief of 3.4 ft. With any and all variances deemed necessary to approve this application.

Application 26-20 – Block 5.14 Lot 2-4 - Zone I-1 – 408 Crescent Blvd – 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 26-21 – Block 29.07 Lot 26 - Zone R-1 – 219 Harding Ave – Patrick Decker - Applicant is seeking to construct a 2-story rear yard addition. Seeking Lot Area relief of 4,011 sq ft, Lot Frontage relief of 25 ft, Lot Width relief of 25 ft, Front Yard setback relief of 2.80 ft, Total Side Yard setback relief of 2.68 ft and accessory building relief of 3.11 ft and 3.07 ft. With any and all variances deemed necessary to approve this application.

Application 26-22 – Block 7.10 Lot 36 - Zone R-2 – 100 E. Ormond Ave – Andria Ayer - Applicant is seeking to construct a 4ft fence where only a 3 ft fence is permitted in front yard. Seeking Lot Area relief of 1,000 sq ft, Front yard setback relief of 7.48 ft & 10.30 ft, Side Yard setback relief of .30 ft and accessory building relief of 4.25 ft. With any and all variances deemed necessary to approve this application.

Resolutions:

26-13 – 251 W. Crystal Lake Ave

26-09 – 412 Avondale Ave

26-16 – 201 Hazel Ave

26-19 – 619 Graisbury Ave

Public Comment:

Zoning Office Report – Lee Palo

Next Meeting – September 3, 2026

Respectfully submitted,
Kimberly Schemeley, Secretary