

The Township of Haddon Planning/Zoning Board

Meeting Minutes

Tuesday, June 9, 2026

A regular meeting of the planning/zoning board of the Township of Haddon was held on Tuesday, June 9, 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	Absent
Renee Bergmann	Excused
Marguerite Downham	Present
Joe Buono	Present
Frank Ryan	Present
James Stevenson	Absent
Commissioner Mulroy	Present
Gregory Wells	Present
Meredith Kirschner	Excused
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 Joe Buono and seconded by Marguerite Downham to approve the minutes of the May 7, 2026 meeting. Motion carried.

Abstained: Commissioner Mulroy & Frank Ryan

OLD BUSINESS:

Application 26-09 – Block 16.04 Lot 29 – Zone R-1 – 412 Avondale Ave – Chris Michaelis – Applicant requested postponement to the July 2, 2026 meeting. Postponement approved.

NEW BUSINESS:

Application 26-11 – Block 21.02 Lot 36 – Zone R-2 – 237 Virginia Ave – Michael Longo – Seeking to construct a 2-story rear yard addition. Seeking front yard setback relief of 12.2 ft and accessory building relief of 2.9 ft and 4.4 ft.

The Solicitor confirmed 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 Solicitor administered oaths to the Applicant, Michael Longo and Francis Longo, the Applicant's brother who will assist the Applicant with the construction.

A-1 = Survey

A-2 = Plans

A-3 = Photo array taken by Lee Palo on 5/13/2026.

Michael Longo stated that he currently purchased this property and would like to remove the current deck and add a 2-story addition. The relief need is all pre-existing; non-conforming conditions and the garage was there when purchased the property and cannot be moved. The current home is duplex that will be turned in a single-family home that Michael Longo will be residing. The addition will be 18 ft x 27 ft.

The Solicitor summarized the application, relief required, burden of proof, and informed the applicant about the potential change in the tax assessment of the property, and the requirement to obtain the appropriate permits with the construction office and pass all required inspections.

Public Comment: None

A motion to close the public comment was made by Marguerite Downham and seconded by Maryrita D'Alessandro. Motion carried.

There was no further discussion.

A motion to accept the application was made by Frank Ryan and seconded by Maryrita D'Alessandro. Motion was approved.

Application 26-12 – Block 29.14 Lot 15 - Zone R-1 – 607 Shady Lane – Larry Gaines - Applicant is seeking to construct a 1-story rear yard addition. Seeking Lot Area relief of 4,491 sq ft, Lot Frontage relief of 30 ft, Lot Width relief of 30 ft, Front Yard setback relief of 3 ft, Side Yard setback relief of 2.19 ft, Total Side Yard setback relief of 9.59 ft. With any and all variances deemed necessary to approve this application.

The Solicitor confirmed 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 Solicitor administered oaths to the Applicant, Larry Gaines and his architect, Nadine Downie, who was also accepted as an expert in architectural design.

The rear yard addition will be placed on the rear one side of the house across from the existing deck. The deck will remain. This addition will be to expand the bedroom and add a 2nd bathroom. The total area of the new addition will be 55 sq ft. The siding will match the existing house.

A-1 = Survey

A-2 = Plans/Elevations

A-3 = Photo array taken by Lee Palo on 5/13/2026

A-4 = Color renderings from the architect.

The Solicitor summarized the application, relief required, burden of proof, and informed the applicant about the potential change in the tax assessment of the property, and the requirement to obtain the appropriate permits with the construction office and pass all required inspections.

Public Comment: None

Motion to close the public comment was made by Marguerite Downham and seconded by Frank Ryan. Motion carried.

There was no further discussion.

A motion to accept the application was made by Maryrita D'Alessandro and seconded by Greg Wells. Motion was approved.

Application 26-13 – Block 17.09 Lot 11 - Zone R-1 – 251 W. Crystal Lake Ave – Cherie Hope - Applicant is seeking to install an above ground pool and 5 ft fence in front yard. Seeking Lot Area relief of 2,500 sq ft, Lot Frontage relief of 15 ft, Lot Width relief of 15 ft, Front Yard setback relief of 8.23 ft, Side Yard setback relief of 3.65 ft and accessory building relief of .43 ft. With any and all variances deemed necessary to approve this application.

The Solicitor confirmed 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 Solicitor administered oaths to the Applicants, Cherie & Lindsey Hope. The Attorney for the applicant, Jennifer McPeak, Esq. of Siciliano & Associates presented the Application and provided a summary of the relief requested.

A-1 = Survey

A-2 = Picture of potential fence design

A-3 = Photo array taken by Lee Palo on 5/13/2026.

The current fence is not on their property; it appears to be on Township property. The fence was there when they bought the house, but they are willing to comply with the line of site policy. They are also looking to install a 10 ft x 30 in round pool with no electric. The fence would be 4 ft high with a scalloped top.

Greg Fusco stated that the fence would need to be 7ft in from the back of the sidewalk.

The homeowners stated their privacy concerns and confirmed the reason for seeking an opaque privacy fence as opposed to the current wrought iron fence which allows a clear view into their yard, which will have a pool installed. They have small children and pets and that street gets a lot of kids and teenagers walking down it from school. They are also concerned about the new construction project at Haddon Hills apartments, the new crosswalk going in at their corner and the potential new project at the old Thriftway site.

The homeowners are willing to move the fence back 7ft from sidewalk and concave the back corner by driveway to preserve the line of site.

Public Comment: None

Motion to close the public comment was made by Marguerite Downham and seconded by Maryrita D'Alessandro. Motion carried.

The applicant's attorney requested a postponement on the application to July 2, 2026 meeting so they can get an engineer to weigh in on the line of site, the measurements of the current fence from the sidewalk and will check on any easements with the Township.

A motion to accept the postponement without the need to re-advertise was made by Frank Ryan and seconded by Marguerite Downham. Motion was approved (7-1).

Application 26-14 – Block 29.13 Lot 25 - Zone R-1 – 230 Fern Ave – Brian Winthrop - Applicant is seeking to construct a 2-story rear yard addition. Seeking Lot Area relief of 2,503 sq ft, Lot Frontage relief of 12 ft, Lot Width relief of 12 ft, Side Yard setback relief of 2.37 ft, Total Side Yard setback relief of 6.84 ft and Accessory building relief of 2.50 ft and 3.55 ft. 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 Solicitor administered an oath to the Applicant, Brian Winthrop.

The 2nd story addition will add a fourth bedroom to the house. The relief needed is all pre-existing, non-conforming conditions. The house is currently 1963 sq ft and with the addition it will be 2991 sq ft. The extra space is needed for the growing family.

A-1 = Survey

A-2 = Plans/Elevations

A-3 = Photo array taken by Lee Palo on 5/13/2026.

The entire house will be getting new siding, but the brick will remain. The rear fireplace chimney brick is being replaced.

The current lot coverage is 33% and after the addition it will be 36.2%.

The Solicitor summarized the application, relief required, burden of proof, and informed the applicant about the potential change in the tax assessment of the property, and the requirement to obtain the appropriate permits with the construction office and pass all required inspections.

Public Comment: None

Motion to close the public comment was made by Marguerite Downham and seconded by Maryrita D'Alessandro. Motion carried.

There was no further discussion.

A motion to accept the application was made by Greg Wells and seconded by Maryrita D'Alessandro. Motion was approved.

RESOLUTIONS:

26-04 – 210 W. Crystal Lake Ave – Motion to approve by Frank Ryan and seconded by Marguerite Downham. Abstained: Joe Buono. Motion approved.

26-07 – 408 Crescent Blvd – Motion to approve by Maryrita D'Alessandro and seconded by Marguerite Downham. Abstained: Greg Wells, Commissioner Mulroy and Frank Ryan. Motion approved.

26-10 – 28 E. Greenwood Ave – Motion to approve by Greg Wells and seconded by Marguerite Downham. Motion approved.

PUBLIC COMMENT:

Chairman Rotz opened the meeting to the public.

A resident from Haddon Hills Apartment had questions about the plans and stated that the residents were not given any notice about the new plans. The board attorney explained that the application was already heard and approved and if she wanted the information and to see the plans she could go into the Township office and she can review them.

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 four residential applications expected on the next month's agenda.

Next Meeting – July 2, 2026

ADJOURNMENT:

With no further business before the Planning/Zoning Board, a motion was made by Maryrita D'Alessandro and seconded by Greg Wells adjourning the meeting. Motion carried. The meeting was adjourned at 9:18 pm.

Respectfully submitted,
Kimberly Schemeley
Planning Board Administrator