

The Township of Haddon Planning/Zoning Board

Meeting Minutes

Tuesday, July 2, 2026

A regular meeting of the planning/zoning board of the Township of Haddon was held on Tuesday, July 2, 2026, in the municipal building court room (2nd floor), located at 135 Haddon Ave, Haddon Township, New Jersey was called to Order by Vice Chairman Wells.

Flag Salute

Confirmation of Sunshine Law

Roll Call

Richard Rotz	Excused
John Foley	Present
Renee Bergmann	Excused
Marguerite Downham	Present
Joe Buono	Excused
Frank Ryan	Present
James Stevenson	Absent
Commissioner Mulroy	Present
Gregory Wells	Present
Meredith Kirschner	Excused
Maryrita D'Alessandro	Present
Chris Jandoli	Absent

Also

M. Lou Garty – Solicitor
Shawn Seroka – Township Planner & Engineer
Lee Palo – Zoning Officer

APPROVAL OF MINUTES:

A motion was made by Marguerite Downham and seconded by Frank Ryan to approve the minutes of the June 9, 2026 meeting. Motion carried. Abstained: John Foley

OLD BUSINESS:

Continuation of 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 the notice provided prior to the previous meeting was sufficient and no readvertising was necessary by the applicant 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 had a conflict with this meeting date so Salvatore Siciliano Esq. has stepped in and presented the Application and provided a brief summary of the relief requested from the June 9, 2026 meeting.

New exhibits were submitted:

A-4 = Updated marked out survey

A-5 = Photos of surrounding neighbor's properties with fences.

The applicants have agreed to remove 2 or 3 Arborvitae and the new fence will be set back about 2 feet onto the property and angled to preserve the sight line for the driveway.

Board members asked to review the Township pool ordinance as it pertains to fences and size of pools. It was confirmed that the pool size does require a fence and the minimum heights said fence would need to be 5 feet high.

Shawn Seroka from Key Engineers testified that his office reviewed the new changes and approves the sight line and the removal of the trees. He also stated that bushes could be planted in there place no higher than 2.5 feet.

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.

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.

A motion to accept the application was made by Frank Ryan and seconded by Maryrita D'Alessandro. Motion was approved. Abstained: John Foley as he was not present to hear the beginning of the application on June 9, 2026.

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.

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 the oath to the Applicant, Chris Michaelis.

The applicant stated that he wished to construct a 2-story side yard addition.

A-1 = Survey dated 3/9/2026

A-2 = Proposed plans

A-3 = Photos taken by Lee Palo with no alterations.

The existing house has a side yard three season room which will be removed and the new addition built in its place and will be extending further into the rear yard and a 2nd story added. The side yard setback will remain the same, the new depth of the addition will be 23 feet. The applicant prefers the side yard as opposed to the rear yard as they would eventually like to add a pool and swing set in the rear yard. The look of the proposed addition is consistent with the neighborhood.

The board had concerns about the 2nd floor side window placement but realized with the interior layout it would be the only logical placement.,

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.

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.

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

NEW BUSINESS:

Application 26-16 – Block 19.06 Lot 30 - Zone R-1 – 201 Hazel Ave – Tom Smyth - Applicant is seeking to construct a 1-story rear yard addition and front porch. Seeking Lot Area relief of 661 sq ft, Lot Frontage relief of 14.75 ft, Lot Width relief of 14.75 ft, Front Yard setback relief of 6.5 ft, Side Yard setback relief of .30 ft, Total Side Yard setback relief of 5.3 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, Tom and Carrie Smyth.

The applicants stated that they want to add the addition in the rear yard to square off the back of the house. The split-level style is going to be converted in a true 2nd story and a front porch will be added.

A-1 = Survey

A-2 = Plans/Elevations

A-3 = Photo array taken by Lee Palo with no alterations

Board members questioned the impervious and building coverage. The township engineer stated that the applicant will need a variance for the building coverage but not the impervious coverage. They will also need a front yard parking variance.

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 John Foley and seconded by Marguerite Downham. Motion was approved.

Application 26-19 – Block 13.02 Lot 21 - Zone R-1 – 619 Graisbury Ave – Joshua Gilmour - Applicant is seeking to construct a 1-story rear yard addition. Seeking Lot Area relief of 2,500 sq ft, Lot Frontage relief of 15 ft, Lot Width relief of 15 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 the oath to the Applicant, Joshua Gilmour.

A-1 = Survey

A-2 = Plans

A-3 = Photo array taken by Lee Palo with no alterations

The applicant stated that all the variances need were for pre-existing, non-conforming conditions and that the addition is not exacerbating any of the relief needed. The existing deck in the rear of house will be removed.

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 John Foley and seconded by Marguerite Downham. Motion carried.

There was no further discussion.

A motion to accept the application was made by Frank Ryan and seconded by John Foley. Motion was approved.

RESOLUTIONS:

26-11 – 237 Virginia Ave

26-12 – 607 Shady Lane

26-10 – 230 Fern Ave

A motion to approve the Resolution was made by Marguerite Downham and seconded by Maryrita D'Alessandro. Abstained: John Foley. Motion was approved.

PUBLIC COMMENT:

Vice Chairman Wells opened the meeting to the public. No one from the public wanted to be heard.

A motion was made by Frank Ryan and seconded by John Foley to close the public comment portion. Motion carried.

ZONING OFFICE REPORT – Lee Palo

Mr. Palo reported that there are currently four residential applications and one commercial application expected on the next month's agenda.

A motion to enter into an executive session to discuss pending litigation at 9:01 pm. The motion was made by John Foley and seconded by Marguerite Downham. The Solicitor indicated that the Board anticipated taking action. At 9:06 pm the Board returned to the public portion of the meeting. A motion

was made to authorize the Board Chairman to execute a Release and Settlement Agreement in the pending litigation, Glinos v. UK Bros.II, Haddon Township, et al, in which no funds are expended, no fees are paid or reimbursed by the Board and the Board is released of any and all claims asserted by the Plaintiff.

Next Meeting – August 6, 2026

ADJOURNMENT:

With no further business before the Planning/Zoning Board, a motion was made by John Foley and seconded by Maryrita D'Alessandro adjourning the meeting. Motion carried. The meeting was adjourned at 9:06 pm.

Respectfully submitted,
Kimberly Schemeley
Planning Board Administrator