

THE TOWNSHIP OF HADDON PLANNING/ZONING BOARD MEETING
AGENDA
Thursday, September 3, 2026

A regular meeting of the Planning/Zoning Board of the Township of Haddon will be held on Thursday, September 3, 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 August 6, 2026

Old Business: None

New Business:

Application 26-23 – Block 15.01 Lot 5 - Zone R-1 – 301 Yale Road – Michael & Kelsey Brandon - Applicant is seeking to construct front porch. 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 6ft, Side Yard setback relief of 5.1 ft, Total Side Yard setback relief of 9.9 ft. With any and all variances deemed necessary to approve this application.

Application 26-25 – Block 24.09 Lot 13 - Zone R-2 – 121 Emerald Ave – Apex St Holding, LLC - Applicant is seeking to construct a 2-story addition. Seeking front yard setback relief of 10ft, side yard setback relief of 3ft and accessory building relief of 1.9 ft. With any and all variances deemed necessary to approve this application.

Application 26-26 – Block 22.06 Lot 19 - Zone R-2 – 432 Albany Ave – Longo Homes, LLC - Applicant is seeking to construct a 2-story rear yard addition. Seeking Lot Frontage relief of 7.10 ft, Lot Width relief

of 10.9 ft, Front Yard setback relief of 1.6 ft and Side Yard setback relief of .6 ft. With any and all variances deemed necessary to approve this application.

Application 26-27 – Block 28.07 Lot 37 - Zone R-1 – 425 Bradford Ave – Andy & Bethany Wagner - Applicant is seeking to construct 1-story rear yard addition. Seeking Lot Area relief of 3,938 sq ft, Lot Frontage relief of 20 ft, Lot Width relief of 20 ft, Side Yard setback relief of 2.6 ft, Total Side Yard setback relief of 1.69 ft. With any and all variances deemed necessary to approve this application.

Resolutions:

26-17 – 128 Stratford Ave

26-18 – 505 Graisbury Ave

26-20 – 408 Crescent Blvd

26-21 – 219 Harding Ave

26-22 – 100 E. Ormond Ave

Public Comment:

Zoning Office Report – Lee Palo

Next Meeting – October 1, 2026

Respectfully submitted,
Kimberly Schemeley, Secretary