

The Township of Haddon Planning/Zoning Board

Meeting Minutes

Thursday, September 3rd, 2026

A regular meeting of the planning/zoning board of the Township of Haddon was held on Thursday, September 3rd, 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
James Stevenson	Excused
Commissioner Mulroy	Excused
Gregory Wells	Excused
Meredith Kirschner	Present
Maryrita D'Alessandro	Excused
Chris Jandoli	Present

Also

M. Lou Garty – Solicitor
Greg Fusco – Township Planner & Engineer
Lee Palo – Zoning Officer

APPROVAL OF MINUTES

The minutes from the August 6, 2026 meeting were presented for approval. There being no additions or corrections, a motion was made by Mr. Foley and seconded by Ms. Downham to approve the minutes. The motion carried, with Ms. Kirschner Abstaining.

OLD BUSINESS: None.

NEW BUSINESS:

Application 26-23 – Block 15.01 Lot 5 – Zone R-1 – 301 Yale Road – Michael & Kelsey Brandon

Solicitor Lou Garty stated that she reviewed the notice provided by the applicant and confirmed that it was timely and sufficient and that the Board had jurisdiction to hear the application. The applicants, Michael and Kelsey Brandon, were sworn in and testified regarding the proposal to construct a front porch to the existing home.

Chairman Rotz marked the following exhibits:

- **A1:** Survey, F.A. Draves, dated July 13, 2026
- **A2:** Architectural Plans, Bayfront Engineering
- **A3:** Photo Array (5 photos), taken by Lee Palo on August 4th, 2026.

The applicant is seeking relief for pre-existing non-conforming conditions, including lot area, side yard setback, total side yard setback, and accessory building setback. The required lot area is 10,000 square feet, where 7,500 square feet exists. Lot frontage required is 75 square feet, where 60 square feet exists. Lot width required is 75 square feet, where 60 square feet exists. Front yard setback required is 30 feet, it confirms but with front porch needs 6 feet of relief. An existing side yard setback of 4.9 feet requires 5.1 feet of relief, and the total side yard setback of 15.1 feet requires 9.9 feet of relief.

The applicants testified that these conditions existed prior to the proposed construction and that the lot and existing structures had not been altered to create the non-conformities.

The applicants stated that other homes on the street have similar front porches, some that are closer to the sidewalk and this one will and that the proposed porch would be consistent with the character of the neighborhood and that the current front steps are in disrepair. They also stated they would like the front porch to help with the shade through their front window.

The Board discussed that a front porch would help create a neighborhood setting.

The applicant agreed to construct the front porch consistent with the submitted architectural plans, obtain all required permits, pass all required inspections, and ensure that the exterior of the front porch matches or complements the existing home. The applicant acknowledged that the improvements may result in a reassessment of the property.

Public Comment: None.

The application was opened to the public. No members of the public appeared or offered comment. A motion was made by Mr. Foley and seconded by Ms. Downham to close the public portion.

Solicitor Garty summarized the application and stated that the requested relief involved pre-existing non-conforming conditions that were not being exacerbated by the proposed addition. She stated that the application satisfied the standards for C (1) hardship variance relief and could also be considered under the C (2) standard.

A motion was made Mr. Ryan and seconded by Ms. Downham to approve the application based upon the findings and conditions stated by the Solicitor. The motion was approved by the Board.

Application 26-25 – Block 24.09 Lot 13 – Zone R-2 – 121 Emerald Avenue – Apex St Holding, LLC

Solicitor Lou Garty stated that she reviewed the notice provided by the applicant and confirmed that it was timely and sufficient and that the Board had jurisdiction to hear the application. The applicant was represented by Joseph M. Pinto, Esq., Atif Ahma, owner of Apex St Holding, LLC was sworn in and testified regarding his proposal to construct a new two-story rear addition.

Attorney Pinto marked the following exhibits:

- **A1:** Survey, Apex Surveys, dated May 7, 2026
- **A2:** Plot Plan, Charles J. Collins, Jr., Architect
- **A3:** Elevations, Charles J. Collins, Jr., Architect

The attorney testified that the proposed addition would add approximately 245 square feet to the home. The applicant is simply squaring off the rear of the home to add a bedroom and bathroom and it will not exacerbate the pre-existing conditions.

The applicant is seeking relief for pre-existing non-conforming conditions, including front yard setback relief of 10 feet, side yard setback relief of 3 feet and the accessory building relief of 1.9 feet. The applicant stated that these conditions existed prior to his ownership.

The applicant testified that the proposed rear addition would be consistent with similar additions located on neighboring properties.

Public Comment:

The application was opened to the public. No members of the public appeared or offered comment. A motion was made by Mr. Foley and seconded by Ms. Downham to close the public portion.

The applicant agreed to construct the improvements consistent with the submitted plans and survey, ensure that the improvements complement the existing home, obtain all required permits, pass all required inspections, and pay all applicable property taxes. The applicant acknowledged that the improvements may result in a reassessment of the property.

Solicitor Garty summarized the application, noting that the requested relief involves pre-existing non-conforming conditions that cannot reasonably be corrected by the applicant.

A motion was made by Mr. Foley and seconded by Ms. Downham to approve the application as presented and subject to the conditions stated by the Solicitor. The motion was approved.

Application 26-26 Block 22.06 Lot 19 – Zone R-2 – 432 Albany Avenue – Longo Homes, LLC

Solicitor Lou Garty stated that she reviewed the notice provided by the applicant and confirmed that it was timely and sufficient and that the Board had jurisdiction to hear the application. The applicant was represented by James W. Burns, Esq., Francis Longo, owner of Longo Homes, LLC was sworn in and testified regarding his proposal to construct a new two-story rear addition and a new one-story addition over the existing bungalow style home.

The following exhibits were marked:

- **A1:** Survey & Architectural Drawings, Peacock Architecture & Design, dated July 30, 2026
- **A2:** Photos on a Board submitted by Francis Longo.

The applicant is seeking relief for several pre-existing non-conforming conditions. The lot frontage relief of 7.10 feet, lot width relief of 10.9 feet, front yard setback relief of 1.6 feet and side yard setback relief of .6 feet.

The applicant testified that the existing home is 1,032 square feet and the new top addition will add another 186 square feet and the rear addition will add another 1,536 square feet.

The applicant testified that the only part of this project that needs the variance is the addition over the existing home due to the pre-existing non-conforming conditions. The rear addition meets all ordinance requirements as the lot gets wider in the rear of the property. The remainder of the existing home will be renovated and the existing garage/shed has been removed and if a new shed goes on the property, it will be in compliance with the Township ordinance.

Professional Planner, Sam Agresto, was accepted by the board and sworn in. He testified that the proposed project is not a detriment to neighborhood and that in fact it will improve the neighborhood as the current home is in disrepair and extremely small. They will be tearing off the bungalow style section of the 2nd floor and making it a full 2nd floor that with the new rear addition

the new home will have 4 bedrooms, 3 bathrooms, updated kitchen, office, laundry room on 2nd floor with the bedrooms, basement and crawl space. There is plenty of parking, agrees with the 2019 master plan in his opinion, gives more livable space and they are requesting minimal relief.

The Board discussed the number of bedrooms in the home. The existing home contains four small bedrooms, and the proposed improvements will result in four normal size bedrooms. The height of the new structure will be 29.3 feet and the impervious coverage is at 30 percent. The property backs up to backyards and the side of the house butts up against a back yard as well.

Public Comment:

Kevin Castello from 428 Albany Ave asked what the new square footage was going to be.

A motion was made by Mr. Foley and seconded by Ms. Downham to close the public portion.

The applicants agreed to obtain all required permits, pass all required inspections, construct the addition consistent with the submitted plans and survey, and ensure that the improvements are architecturally compatible with the existing home and surrounding neighborhood. The applicants acknowledged that the addition may increase the assessed value of the property.

Solicitor Garty summarized the requested relief as involving pre-existing non-conforming conditions.

A motion was made by Mr. Foley and seconded by Mr. Ryan to approve the application subject to the conditions stated by the Solicitor. The motion was approved.

Application 26-27 Block 28.07 Lot 37 – Zone R-1 – 425 Bradford Avenue – Andy & Bethany Wagner

Solicitor Lou Garty stated that she reviewed the notice provided by the applicant and confirmed that it was timely and sufficient and that the Board had jurisdiction to hear the application.

The applicants, Andy and Bethany Wagner, were sworn in and testified regarding their request to construct a one-story rear yard addition. The applicant is seeking relief for pre-existing non-conforming conditions. The required lot area is 10,000 square feet, where 6,062 square feet exists. Lot frontage required is 75 square feet, where 55 square feet exists. Lot width required is 75 square feet, where 55 square feet exists. An existing side yard setback of 7.40 feet requires 2.60 feet of relief, and the total side yard setback of 23.31 feet requires 1.69 feet of relief.

The following exhibits were marked:

- **A1:** Survey, Walter H. Macnamara, dated July 29, 2026
- **A2:** Elevations, K4 Architects
- **A3:** Photo Array, photographs taken by Lee Palo on August 24, 2026

The applicants testified that they will be squaring off the back section of the house to expand the kitchen and den.

The applicants agreed to obtain all required permits, pass all required inspections, construct the addition consistent with the submitted plans and survey, and ensure that the improvements are architecturally compatible with the existing home and surrounding neighborhood. The applicants acknowledged that the addition may increase the assessed value of the property.

Public Comment: None.

The application was opened to the public. No members of the public appeared or offered comment. A motion was made by Mr. Foley and seconded by Ms. Downham to close the public portion.

Solicitor Garty summarized the requested relief as involving pre-existing non-conforming conditions.

A motion was made by Mr. Foley and seconded by Ms. Downham to approve the application as presented. The motion was approved by the Board.

RESOLUTIONS

The Board considered and acted upon resolutions concerning the following previously heard applications:

Application 26-17 – 128 Stratford Avenue – Resolution concerning previously approved 2-story front yard addition and front porch variance relief.

Application 26-18 – 505 Graisbury Avenue - Resolution concerning previously approved 2-story rear yard addition and garage variance relief.

A motion was made by Mr. Foley, seconded by Mr. Ryan and the resolutions was adopted, with Ms. Kirschner abstaining.

Application 26-20 – 408 Crescent Boulevard – Resolution concerning previously approved site plan for a Class 5 Cannabis retail sales facility.

A motion was made by Mr. Foley, seconded by Ms. Downham and the resolution was adopted, with Mr. Ryan and Ms. Kirschner Abstaining.

Application 26-21 – 219 Harding Avenue – Resolution concerning previously approved construction of a two-story rear addition.

A motion was made by Mr. Foley, seconded by Ms. Downham and the resolution was adopted, with Mr. Jandoli, Ms. Kirschner and Mr. Ryan Abstaining.

Application 26-22 – 100 E. Ormond Avenue – Resolution concerning previously approved 4 feet fence where a 3 feet fence is permitted.

A motion was made by Mr. Foley, seconded by Mr. Ryan and the resolution was adopted, with Mr. Rotz, Ms. Kirschner and Mr. Downham Abstaining.

PUBLIC COMMENT

The meeting was opened to the public for general comment. No members of the public appeared or offered comment. A motion was made by Mr. Foley and seconded by Ms. Downham to close the public portion. All members present voted in favor.

ZONING OFFICER REPORT

Mr. Palo advised the Board that three residential applications were scheduled for the October meeting.

The next meeting of the Board is scheduled for October 1, 2026.

ADJOURNMENT

A motion was made by Mr. Buono and seconded by Mr. Foley to adjourn the meeting. All members present voted in favor, and the meeting was adjourned at 8:41 pm.