THE TOWNSHIP OF HADDON PLANNING/ZONING BOARD MEETING
AGENDA
Thursday, November 5, 2026

A regular meeting of the Planning/Zoning Board of the Township of Haddon will be held on Thursday, November 5, 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 October 1, 2026

Old Business: None

New Business:

Application 26-31 – Block 29.02 Lot 8 - Zone R-1 – 229 Burrwood Ave – Dean Ustaszewski & Debbie Greenberg - Applicant is seeking to construct front porch addition. Seeking Lot Area relief of 3,700 sq ft, Lot Frontage relief of 25 ft, Lot Width relief of 25 ft, side yard setback relief of 5.6 ft and Total Side Yard setback relief of 11.6 ft and accessory building relief of 2.8 ft and .83 ft. With any and all variances deemed necessary to approve this application.

Application 26-32 – Block 27.10 Lot 41 - Zone C-1 – 21 Haddon Ave – 21 Haddon Ave LLC - Applicant is seeking major preliminary and final site plan approval for outdoor seating. With any and all variances deemed necessary to approve this application.

Application 26-33 – Block 16.04 Lot 1 & 2 - Zone R-1 – 779 Mount Vernon Ave – George Brunner & Nancy Merriam - Applicant is seeking approval for an oversized accessory structure (Sauna). Seeking

front yard setback relief of 3.6 ft and accessory building relief of 28 sq. ft. With any and all variances deemed necessary to approve this application.

Application 26-34 – Block 16.04 Lot 13 - Zone R-1 – 763 Mount Vernon Ave – Kevin Howey - Applicant is seeking to construct 2-story rear yard addition and front yard parking relief. Seeking Lot Area relief of 3,750 sq ft, Lot Frontage relief of 25 ft, Lot Width relief of 25 ft, front yard setback relief of 3.98 ft, Total Side Yard setback relief of 8.78 ft and accessory building relief of 1.70 ft and 1.09 ft. With any and all variances deemed necessary to approve this application.

Application 26-36 – Block 17.05 Lot 10 - Zone R-1 – 404 Glenwood Ave – Michael Tosti - Applicant is seeking to construct 2-story rear yard addition. Seeking Lot Area relief of 1,875 sq ft, Lot Frontage relief of 10 ft, Lot Width relief of 10 ft and accessory building relief of 60 sq ft and setback relief of .70 ft. With any and all variances deemed necessary to approve this application.

Resolutions:
26-28 – 223 Virginia Ave
26-29 – 510 Rhoads Ave
26-30 – 810 W. Redman Ave

Public Comment:

Zoning Office Report – Lee Palo

Next Meeting – December 3, 2026

Respectfully submitted,
Kimberly Schemeley, Secretary