The Township of Haddon Planning/Zoning Board

Meeting Minutes

Thursday, October 1, 2026

A regular meeting of the planning/zoning board of the Township of Haddon was held on Thursday, October 1, 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	Excused
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	Present
MaryRita D'Alessandro	Present
Chris Jandoli	Excused

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

APPROVAL OF MINUTES

The minutes from the September 3, 2026 meeting were presented for approval. There being no additions or corrections, a motion was made by Ms. Downham and seconded by Mr. Ryan to approve the minutes. The motion carried, with Ms. D'Allessandro. Mr. Wells and Commissioner Mulry Abstaining.

OLD BUSINESS: None.

NEW BUSINESS:

Application 26-28 – Block 21.02 Lot 29 – Zone R-2 – 223 Virginia Ave – Alicia & Jess Lomba

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, Alicia and Jess Lomba, were sworn in and testified regarding the proposal to sub-divide their existing lot.

Attorney Kevin Diduch represented the applicants.

Samuel Agresta, PE, PP, CME was approved by the board as a professional engineer and planner.

Mr. Agresta testified that the current lot 21.02/29 is 100.12 feet wide and 125 feet deep. The subdivision would keep existing lot 29 at 50.12 feet wide and 125 feet deep and the new proposed lot 29.01 would be 50 feet wide and 125 feet deep which would make 2 conforming lot sizes.

The front yard set-back on lot 29 is pre-existing, non-conforming and there are plans on changing the pre-existing house. The current driveway will be removed as it sits on the new proposed lot and a new 10-foot driveway will be going in on the existing lot for the current house. The new driveway will bring the existing lot to a 56% impervious coverage. The front yard setback will need a variance along with front yard parking as the new driveway will not be able to go too far back as it will hit existing side steps.

Mr. Agresta testified that there is no detriment to the surrounding neighborhood, it is supplying new housing, it will have adequate light and open space, help the general welfare and only has positive criteria.

The current fence enclosing the pool will be moved to current lot 29 as make sure they stay in compliance with the pool ordinance.

Mr. Fusco reviewed a few points in his review relating to the grading of both lots and utility hook ups and the applicants have agreed to all his requests. A backhoe test pit was performed on the new proposed lot and found that the water table is only 4 feet deep and reminded the applicant that the max height to build a home is 35 feet high.

A-1 thru A-3: Site plans

The existing garage will be given a one-year consideration. Meaning that the new lot will either need to have a primary residence built within one year or the garage will be required to be demolished.

Public Comment: None.

The application was opened to the public. No members of the public appeared or offered comment. A motion was made by Ms. Downham and seconded by Ms. Kirschner 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. She stated that the application has agreed to grading requirements by Mr. Fusco.

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

Application 26-29 – Block 13.03 Lot 20 – Zone R-1 – 510 Rhoads Avenue – Darshan & Parita Patel

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 were sworn in and testified regarding their proposal to construct a new two-story rear addition.

Chairman Wells marked the following exhibits:

- **A1:** Survey with reliefs listed, JTS Engineers and Land Surveyors, Inc., dated May 18, 2026
- **A2:** Survey with addition marked, JTS Engineers and Land Surveyors, Inc., dated May 18, 2026
- **A3:** Picture array taken by Lee Palo on September 15, 2026
- **A4:** Elevations, David Brand, Architect

The applicant is seeking relief for pre-existing non-conforming conditions, including lot area relief of 3,759 feet, lot frontage and lot width relief of 21.54 feet, front yard setback relief of 24.61 feet, side yard setback relief of 7.94 feet and total side yard setback relief of 11.13 feet. The applicants stated that these conditions existed prior to their ownership. The current house has a driveway in the front yard only, so a front yard parking variance is also being requested.

The current house has 4 bedrooms and the addition will be adding a 5th bedroom upstairs and a great room downstairs. The 2 sheds showing on the survey are being removed.

Public Comment:

The application was opened to the public. No members of the public appeared or offered comment. A motion was made by Ms. Downham and seconded by Ms. D'Alessandro 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 Ms. D'Alessandro and seconded by Ms. Kirschner to approve the application as presented and subject to the conditions stated by the Solicitor. The motion was approved.

Application 26-30 Block 16.09 Lot 16 – Zone R-1 – 810 W. Redman Avenue – Steven Fairbank

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 sworn in and testified regarding his proposal to construct a new one-story rear addition.

Chairman Wells marked the following exhibits:

- **A1:** Survey, Walter H. Macnamara Associates, inc., dated August 28, 2026
- **A2:** Site Plan with relief listed
- **A3:** Elevations, Gregory La Vardera, Architect
- **A3:** Picture array taken by Lee Palo on September 15, 2026

The applicant is seeking relief for pre-existing non-conforming conditions, including lot area relief of 2,615 feet, lot frontage and lot width relief of 10 feet and total side yard setback relief of .81 feet. The applicant also needs a front yard parking variance. The applicant stated that these conditions existed prior to his ownership. The one-story addition in the rear of the house is to extend the kitchen out by 10 feet with a chapel style roof and will not be visible from the street.

Public Comment:

The application was opened to the public. No members of the public appeared or offered comment. A motion was made by Ms. Downham and seconded by Mr. Ryan 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. Ryan and seconded by Ms. Kirschner to approve the application as presented and subject to the conditions stated by the Solicitor. The motion was approved

RESOLUTIONS

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

Application 26-12 – 100 E. Ormond Avenue – Resolution was previously approved for 4 feet fence but found to have an error, so this was an amended resolution.

A motion was made by Ms. Downham, seconded by Mr. Ryan and the resolutions was adopted, with Ms. Kirschner, Mr. Buono, Ms. D'Alessandro and Mr. Wells abstaining.

Application 26-23 – 301 Yale Road - Resolution concerning previously approved front porch.

Application 26-25 – 121 Emerald Avenue – Resolution concerning previously approved construction of a two-story rear addition.

Application 26-26 – 432 Albany Avenue – Resolution concerning previously approved construction of a two-story rear addition.

Application 26-27 – 425 Bradford Avenue – Resolution concerning previously approved construction of a one-story rear addition.

A motion was made by Mr. Ryan, seconded by Mr. Buono and the resolution was adopted, with Mr. Wells, Ms. Kirschner and Ms. D'Alessandro 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. Buono 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 four residential and one commercial application were scheduled for the November meeting.

The next meeting of the Board is scheduled for November 5, 2026.

ADJOURNMENT

A motion was made by Ms. D'Alessandro and seconded by Mr. Ryan to adjourn the meeting. All members present voted in favor, and the meeting was adjourned at 8:35 pm.