

BOROUGH OF HADDON HEIGHTS  
COUNCIL BUSINESS MEETING AGENDA

Tuesday, March 19, 2024 at 7:00 pm

1. OPEN PUBLIC MEETING ACT STATEMENT

“In accordance with Section 5 of the Open Public Meetings Act, Chapter 231, P.L. 1975, notice of this meeting was posted on the bulletin board designed for that purpose and notice was transmitted to the official newspapers provided by Resolution adopted January 6, 2024.” *Meeting notice has also been continually posted on the Borough website.*

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

4. PUBLIC COMMENT ON AGENDA ITEMS ONLY

5. CAUCUS WORK SESSION:

- a) Tanner Brewing
- b) Primary Election - *Clerk Santosusso*
- c) Elected Officials Risk Management Seminar Training – *Clerk Santosusso*
- d) Garden Street between First Ave. to Crest Ave. Proposal to One-way Conversion –  
*Councilmember Kate Russo*

6. APPROVAL OF MINUTES of the March 5, 2024 Work Session Meeting

7. APPROVAL OF EXECUTIVE SESSION MINUTES of the March 5, 2024 Work Session Meeting

8. APPROVAL OF THE MINUTES of the March 11, 2024 SPECIAL MEETING

9. COUNCIL MEMBER REPORTS:

10. MAYOR’S REPORT:

11. UNFINISHED BUSINESS:

None.

12. NEW BUSINESS:

INTRODUCTION of Ordinance 2024:1544 – Ordinance Rescinding Ordinance 2024:1541 and Amending Chapter 125-2 of the Code of the Borough of Haddon Heights Entitled Animal License Fee: Exemptions

PUBLIC HEARING AND FINAL ADOPTION of Ordinance 2024:1544 is scheduled for Tuesday, April 2, 2024 at approximately 7:00 pm in the Municipal Building located at 625 Station Avenue, Haddon Heights, New Jersey.

Resolution 2024:87 – Resolution Authorizing Payment of Bills and Claims for the First Half of February

Resolution 2024:88 – Resolution Amending Resolution 2024:31 Resolution Concerning Appointments

Resolution 2024:89 – Resolution Approving Change Order #1 for the FY 2021/FY 2022 Road Program Eleventh, Maple, Bradshaw and First Avenues

Resolution 2024:90 – Resolution of the Borough of Haddon Heights Rescinding Resolution 2024:77 and Authorizing the Borough Engineer To Design, Inspect and Publicly Bid the Reconstruction of Maple Avenue from Devon Avenue to Glenview Avenue Project

Resolution 2024:91 – Resolution Authorizing Transfers of Appropriation Reserves

13. PUBLIC COMMENT

14. ADJOURNMENT

CAUCUS #1

**Kelly Santosusso**

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**From:** Joseph Gentile <hotdogman73@gmail.com>  
**Sent:** Friday, March 15, 2024 12:18 PM  
**To:** Kelly Santosusso; Steve & Lisa Bach, Bach Design Group  
**Cc:** Tom Ottoson  
**Subject:** Tanner seating

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning- please see attached info, conditions, pics - cuts - specs of all proposed additions.

As discussed based on Council's approval Tuesday we will proceed with Tables and Trash can first . With their approval we will not add Stanchions or additional lighting until approval from the borough code official.

Please let us know if anything else is required.

Thank you.

Please See below...

1. Applicant shall enter into an agreement with the Borough's Mayor and Council to permit the proposed improvements in the Borough's right-of-way, including the picnic tables, planters, stanchions, additional trash receptacle, and artificial turf. This shall also include any barrier, if required by the New Jersey Division of Alcoholic Beverage Control.

● **Seeking approval Tuesday**

2. Review of any anchoring and/ or stanchion assembly shall be deferred to the Borough's Construction Code Official.

● **Submitting Permit with code official**

3. Review of any exterior lights shall be deferred to the Borough's Construction Code Official.

● **Submitting Permit with code official**

4. Applicant shall install an additional trash receptacle to service the proposed seating area.

● **Additional trash receptacle will be installed see specs**

5. The proposed picnic tables and planters must conform to the 30 inch sight line requirement.

● **All tables have been cut down to 30 inches high**

6. Applicant must keep the sidewalk clear, and free of any impediments.

● **Side walk will be completely clear**

7. Applicant shall turn off the outdoor music speaker by 9 p.m.

- **Music will be turned off by 9**

8. Applicant must receive written approval from the New Jersey Division ABC

- **As per SENATE, No. 4265 the State of NJ 220th Legislature Introduced Jan 2 2024. Various revisions to alcoholic beverage retailing license laws. LINE 37-39**

**The License holder shall be entitled to serve the licensee's product for on premises consumption for outdoor spaces approved by the municipality. (Bill attached)**

9. Applicant shall comply with all requirements and testimony placed upon the record at the hearing for Resolution of Approval.

- **If approval is granted by council we will remain compliant with Planning req.**



**BACH Associates, P C**  
 ENGINEERS • ARCHITECTS • PLANNERS

*CAUCUS A*

July 12, 2023

Haddon Heights Borough  
 625 Station Avenue  
 Haddon Heights, New Jersey 08035

Attn: Suzanne Ritter, Planning Board Secretary

Re: Tanner Brewing Company  
 Joseph Gentile  
 Use Variance  
 Block 29, Lot 4  
 222 West Atlantic Avenue  
 Haddon Heights, N.J. 08035  
 Bach Project No. HHPB2019-2

Dear Chairman and Members of the Planning Board:

Our office has received the following item(s) submitted for the referenced project:

- Haddon Heights Planning Board Application, dated June 13, 2023.
- Application Narrative prepared by Stephen J. Boraske, Esq. and dated June 9, 2023.
- Resolution CS#19-6-1P and CS#19-5-1HP
- Drawings (8.5" x 11") entitled "Plans for Haddon Heights Micro Brewery, 222 West Atlantic Avenue, Block 29, Lot 4, Borough of Haddon Heights, Camden County, New Jersey", prepared by T & M Associates:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1	Title Sheet	4-18-19, None
2	General Notes & Legend	4-18-19, None
3	Existing Conditions Plan	4-18-19, None
4	Site Layout, Grading & Detail Plan	4-18-19, None

**APPLICANT:**

Joseph Gentile (Tanner Brewing Company)  
 222 West Atlantic Avenue  
 Haddon Heights, NJ 08035

Tanner Brewing Company  
Site Plan Waiver Review  
Block 29, Lot 4  
222 West Atlantic Avenue  
Haddon Heights, N.J. 08035  
Bach Project No. HHPB2023-16  
July 11, 2023  
Page 2 of 3

**OWNER:**

William A. Steele  
105 Hutchinson Avenue  
Haddonfield, NJ 08033

**PROJECT SUMMARY:**

This application is for the addition of proposed outdoor seating to an existing retail microbrewery known as "Tanner Brewing Company". The property is a 1.22 acre parcel along the southwesterly side of West Atlantic Avenue, between Station Avenue and Garden Street in the Borough's CB Central Business zoning district. The site contains two (2) existing mixed use commercial buildings and associated site improvements including a bituminous parking lot for loading and deliveries to the site.

The property is surrounded to the north by similar commercial properties in the CB Central Business zoning district and to the south, east and west by residential properties in the Borough's R-3 residential zoning district.

It shall be noted that the applicant came before the Joint Land Use Board on September 25, 2019 and received an Interpretation of the Zoning Ordinance and Site Plan approval with Bulk Variances for the proposed brewery. A condition of approval included the requirement to come back before the Board for any proposed future outdoor seating.

The applicant is currently seeking Site Plan Waiver approval for the addition of seven (7) non-permanent custom picnic tables along the frontage of the building and between the sidewalk and curblineline of West Atlantic Avenue to service the existing Brewery.

**REVIEW COMMENTS:**

Our office has reviewed all information submitted and conducted a site visit on July 11, 2023. We offer the following comments regarding the application:

1. The applicant is requesting that all existing site features remain unchanged and is not proposing any site improvements to the existing parking lot as part of this application.
2. The applicant shall provide testimony regarding the size of the proposed tables and the number of seats per table.

Tanner Brewing Company  
Site Plan Waiver Review  
Block 29, Lot 4  
222 West Atlantic Avenue  
Haddon Heights, N.J. 08035  
Bach Project No. HHPB2023-16  
July 11, 2023  
Page 3 of 3

3. The applicant shall provide testimony regarding any anticipated increase in parking demand created by the addition of outdoor seating.
4. The applicant shall provide testimony regarding trash generation and storage at the site.
5. For optimum visibility for vehicles exiting the driveway adjacent to the proposed outdoor seating, the applicant shall confirm that the proposed benches, and planters and plantings will not exceed 30 inches in height.

If there are any questions or if any additional information is required please contact this office.

Very truly yours,  
BACH ASSOCIATES, PC



Steven M. Bach, PE, RA, PP, CME  
President

Cc: Michael W. Herbert, Esq. Board Solicitor  
Alena Hyatt, Esq., Board Solicitor  
Dave Taraschi, Zoning Code Enforcement Officer  
Suzanne Ritter, Planning Board Secretary  
Joseph Gentile, Tanner Brewing Company, Applicant  
William Steele, Owner  
Stephen J. Boraske, Esq., Applicant's Professional

S:\HHPB-Haddon Heights Planning Board\2023\16 Tanner Brewing, Site Plan Waiver\HHPB2023 Tanner Brewing Company, Site Plan Waiver Review.doc





< Gray Decorative Trash Cans

**Suncast Trash Hideaway GH1732C 23  
Gallon Dark Gray Outdoor Waste  
Container**

Item #: 911GH1732C MFR #: GH1732C



30" H x 38" W x  
10" D  
\$190

Select

**HADDON HEIGHTS BOROUGH LAND USE BOARD  
RESOLUTION NO.:**

<b>IN THE MATTER OF TANNER BREWING COMPANY FOR SITE PLAN WAIVER/MINOR SITE PLAN APPROVAL TO ALLOW OUTDOOR SEATING AT PREVIOUSLY APPROVED MICROBREWERY</b>	<b>FINDINGS OF FACT AND CONCLUSIONS OF LAW</b>  <b>Block 29, Lot 4 Haddon Heights Borough, Camden County</b>  <b>Zone: Central Business (CB) Zoning District</b>  <b>Application No. 23-7-1P Hearing Date: July 20, 2023 Memorialized: August 17, 2023</b>
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**BE IT RESOLVED**, by the Haddon Heights Borough Land Use Board ("Board") that the action taken on **July 20, 2023**, on the above referenced matter, is hereby memorialized by the adoption of this written resolution setting forth details of the Board's review, findings of facts, and conclusions of law.

**RELIEF SOUGHT AND JURISDICTION**

1. The Applicant proposes to install seven (7) non-permanent picnic tables, along with planters and stanchions, located between the Property and the curb. The proposed improvements would service the brewery and create outdoor seating for the warmer months. The Property is located on the southwesterly side of West Atlantic Avenue, between Station Avenue and Garden Street in the Borough's CB Central Business zoning district. The site contains two (2) existing mixed use commercial buildings and associated site improvements including a bituminous parking lot for loading and deliveries to the site.
2. The Applicant is seeking Site Plan Waiver approval or in the alternative, minor site plan approval, for the addition of seven (7) non-permanent custom picnic tables along the frontage of the building and between the sidewalk and curblineline of West Atlantic Avenue to service the existing Brewery.
3. The Applicant received preliminary and final site plan approval with variance relief for the brewery in 2019, as memorialized by Board Resolution CS# 19-6-1P and CS# 19-5-1HP. As a condition of approval of the brewery, the Applicant agreed that "no outdoor seating shall be permitted, unless approved by the Planning Board."

4. The Board having determined that the Application, Notice to Property Owners, Notice of Publication and affidavits were in proper form and having considered the testimony finds as follows:
  - The Board has jurisdiction to hear and determine the application for bulk variance approval in accordance with the provisions of the Haddon Heights Land Development Ordinance Section § 450-149(C) and the Municipal Land Use Law, N.J.S.A. 40:55D-70(d).
  - The Applicant has served proper notice to the Property owners and published the notice of the hearing in accordance with N.J.S.A. 40:55D-12.

#### **VARIANCES**

5. The Applicant has not requested any variances.

#### **THE APPLICANT**

6. The Applicant is Joseph Gentile ("Tanner Brewing Company"), 222 W. Atlantic Avenue, Haddon Heights, 08035, which is also the subject Property address.
7. The Applicant has certified that all Property and all escrow fees required under the applicable ordinance(s) for such an application have been paid. This certification includes an agreement to pay all future monies due under the escrow ordinance for consultants and other professional work on the Property.
8. The Applicant has submitted an affidavit of proof of service of Notice, published in The Retrospect. The proof of service comports with the notice before the Board that this matter is of a character that the Applicant has presented to the Board.

#### **THE HEARING**

9. The Applicant appeared at the hearing on this application on **July 20, 2023**, which was conducted in person at the Haddon Heights Municipal Building, located at 625 Station Ave., Haddon Heights, NJ 08035.

#### **DOCUMENTS/PLANS REVIEWED**

10. The Board reviewed the following documents:
  - Haddon Heights Planning Board Application, dated June 13, 2023.
  - Application Narrative prepared by Stephen J. Boraske, Esq., dated June 9, 2023.
  - Resolution CS #19-6-1P and CS #19-5-1HP.
  - Drawings (8.5" x 11") entitled "Plans for Haddon Heights Micro Brewery, 222 West Atlantic Avenue, Block 29, Lot 4, Borough of Haddon Heights, Camden County, New Jersey", prepared by T&M Associates:

- Sheet 1, Title Sheet, Date/Last Revision: 4-18-19, None
- Sheet 2, General Notes & Legend, Date/Last Revision: 4-18-19, None
- Sheet 3, Existing Conditions Plan, Date/Last Revision: 4-18-19, None
- Sheet 4, Site Layout, Grading & Detail Plan, Date/Last Revision: 4-18-19, None

### EXHIBITS

11. The following Exhibits were presented to the Board:

- Exhibit A-1 entitled “Application”
- Exhibit A-2 entitled “Professional Review Letter”
- Exhibit A-3 entitled “Trash Receptacles”
- Exhibit P-1 entitled “Trash Receptacles at Another Property”

### TESTIMONY AND EVIDENCE PRESENTED

12. At the hearing on **July 20, 2023**, the Applicant was represented by Stephen J. Boraske, Esq.
13. The Applicant, Tanner Brewing Company, is owned by Joseph Gentile. Mr. Gentile attended the hearing and provided testimony.
14. Mr. Gentile stated he is requesting seven (7) tables for outdoor seating. The tables permit four (4) people per table, totaling seating for about 28 additional patrons. He stated it was rare that all of the tables were full at the same time. He owns another Property where they leave the tables out as much as possible. It is typical to bring the tables inside in October and put them out again in April. It is weather dependent and coincides with the changes of the seasons. The proposed tables are seventy-two (72) inches in length by fifty-six (56) inches in width. They are thirty-four (34) inches tall. The Applicant is willing to decrease the size of the tables if necessary. The proposed stanchions are nine (9) feet by ten (10) feet, and include four posts with a top, but not a roof. The Applicant proposed potentially putting string lights on the stanchions, which are made of metal. The posts are three (3) feet by three feet (3) and do not penetrate the ground. The proposed tables would not affect the parking demand. The Applicant already has supplied garbage receptacles. The trash cans are not left in the right of way and are brought inside at closing time. The latest the brewery is open is 10:00 PM. The Applicant takes the previous complaints related to noise seriously and wants to ensure a harmonious relationship with neighbors. The Applicant would be open to closing the outdoor seating area at 9:30 PM instead of 10:00 PM.
15. Mr. Bach, the Board’s Engineer, recommended that the Applicant situates the tables and planters outside of the range of the site triangle. There is a 30 inch sight line requirement.
16. It was discussed that any anchoring and stanchion assembly and exterior lighting should be in accordance with the construction code. The Applicant should enter into an agreement with the Borough council to allow outdoor seating in the right-of-way and to permit the placement of astroturf in the right-of-way. The sidewalk is four feet wide and should be kept clear. The

Applicant is required to get a decision from the Division of Alcoholic Beverage Control regarding the fence/enclosure requirement. The Applicant agreed to turn off any speakers at 9:00 pm.

### EXPERT REPORTS REVIEWED

17. Expert Reports:

- Engineering report, by Steven Bach, dated July 12, 2023.

18. The following members of the public spoke in regard to this application:

- Ann McAdams, resident, was concerned with the seating and believed the amount of seating was excessive. She was worried that the Property will not be code compliant.
- Anthony Vanamen, resident and the contractor who built and designed the tables, stated that the Applicant was left with only the front area for outdoor searing. The Applicant can cut down the tables if need be. The Applicant put out planters. He believes the brewery is a nice community place where you can spend time outside with family and dogs. He believes the astroturf is beneficial and that the trash cans have never been an issue. He believes the employees follow the ABC rules.
- Richard Cutchin, resident, stated he was a new resident and patron at the brewery. He stated that he has never seen any rowdy behavior and that the astroturf is a nice improvement.
- John McClafferty, resident, lives in the property adjacent to the trash cans. He does not believe noise has been an issue. He hears people talking but has not observed any rowdy behavior. He has the closest property to the Property at issue. He does not believe the outdoor seating is a nuisance. The Applicant works with neighbors and is generally concerned with being a good neighbor. The Applicant does not have the option of locating outdoor seating in the back parking lot.
- Mike Bassett, resident, lives around the corner on Garden Street. He believes the Property is the best that it has been in years and that the astroturf was a great addition. It is an enjoyable part of the Borough and he does not believe there are any issues with sight lines.
- Katie Fischer, resident, is a new resident who lives close to the Property. She works at the brewery. She believes that the business is good for the Borough. She stated that most trucks coming out of the Property are large trucks. She does not believe that sight is an issue. She believes the owner tries to limit the music volume to be a good neighbor.
- Fabian Brown, non-resident, has worked with owner since 2001. He does not believe noise is a problem and noise is not in violation of the State regulations. It is a well-received project in the Borough.
- Joan Rossler, resident, is concerned about the right of way and those who need walkers and about the placement of the trash cans.

19. The following Township Professionals were at the hearing:

- Alexis Smith, Esq., Planning Board Attorney
- Steven Bach, Borough Engineer & Planner

### FINDINGS AND CONCLUSIONS

20. The Board grants the requested site plan waiver in order for the Applicant to install seven (7) non-permanent picnic tables, along with planters and stanchions, all located between the Property and the curb. The Board concludes that the Applicant satisfied the relevant criteria for site plan waiver pursuant to Haddon Heights Section § 450-160 and N.J.S.A. 40:55-D-51 (a) and (b). The Board finds that request for the waiver is reasonable under the facts, considering the project is minor and does not warrant a full review. The Board acknowledges that the condition of the property is satisfactory and meets the requirements of the ordinance.

### CONDITIONS OF APPROVAL

21. The Board finds that in order to address concerns expressed in the course of the hearings, and to limit the relief to that which is reasonably necessary to satisfy the Applicant' legitimate requirements, the relief granted is subject to the following conditions:

- Applicant shall enter into an agreement with the Borough's Mayor and Council to permit the proposed improvements in the Borough's right-of-way, including the picnic tables, planters, stanchions, additional trash receptacle, and artificial turf. This shall also include any barrier, if required by the New Jersey Division of Alcoholic Beverage Control.
- Review of any anchoring and/ or stanchion assembly shall be deferred to the Borough's Construction Code Official.
- Review of any exterior lights shall be deferred to the Borough's Construction Code Official.
- Applicant shall install an additional trash receptacle to service the proposed seating area.
- The proposed picnic tables and planters must conform to the 30 inch sight line requirement.
- Applicant must keep the sidewalk clear, and free of any impediments.
- Applicant shall turn off the outdoor music speaker by 9 p.m.

- Applicant must receive written approval from the New Jersey Division of Alcoholic Beverage Control regarding the fence/enclosure/barrier requirement for outdoor seating, as outlined in the Special Ruling issued on May 28, 2019.
- Applicant shall comply with all requirements and testimony placed upon the record at the hearing for Resolution of Approval.

### CONCLUSION

Based upon the foregoing, the **Haddon Heights Borough Land Use Board**, at its **July 20, 2023** meeting, voted to approve the application for **Use Variance approval**.

This Resolution of Memorialization was adopted **August 17, 2023** by a vote of the majority of the members present, who voted to approve the relief sought by the Applicant.

The date of decision shall be **July 20, 2023** except that the date of the adoption of this memorializing resolution is the date of decision for the purpose of (1) mailing a copy of the decision to the Applicant within ten (10) days of the date of this decision; (2) filing a copy of the decision with the administrative officer; and (3) publication of a notice of decision. The date of the publication of the notice of decision shall be the date for the commencement of the vesting protection.

### ROLL CALL VOTE:

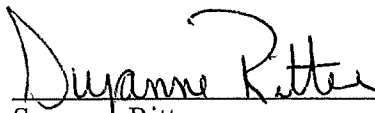
On the Motion of Mayor Houck to approve the application, seconded by John Schmidt, the Planning Board voted 5-0 to grant the site plan waiver relief set forth above, subject to the condition that the Applicant comply with the conditions set forth herein and representations made at the meeting.

Jeff Hanson, Chairman	Yes
Dean Doukakis, Vice Chairman	Yes
Michael Madden	Recused
Mayor Houck	Yes
John Schmidt, Alternate #2	Yes
Chris Morgan, Councilman	Yes

### CERTIFICATION

I do hereby certify that the foregoing resolution was adopted by the **Haddon Heights Borough**

**Land Use Board** at its regular meeting held on **August 17, 2023**. The Resolution memorializes the formal action taken by the Board at this regular meeting held on **July 20, 2023**.



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Suzanne Ritter  
Haddon Heights Borough Land Use Board  
Secretary





STEINHARDT  
CAPPELLI  
TIPTON &  
TAYLOR LLC

1010 Kings Highway South, Building 1, 2nd Floor  
Cherry Hill, NJ 08034

o 856.853.5530  
f 856.354.8318

Stephen J. Boraske | Associate

201-373-8951  
[sboraske@floriolaw.com](mailto:sboraske@floriolaw.com)

June 9, 2023

**VIA EMAIL AND HAND DELIVERY**

Haddon Heights Planning Board  
Attn: Suzanne Ritter, Board Secretary  
625 Station Ave  
Haddon Heights, NJ 08035  
(e): [sritter@haddonhts.com](mailto:sritter@haddonhts.com)

**RE: TRANSMITTAL LETTER & APPLICATION NARRATIVE  
Application for Site Plan Waiver / Minor Site Plan Approval  
Applicant: Joseph Gentile (“Tanner Brewing Company”)  
Property: 222 W. Atlantic Ave; Block 29, Lot 4  
Zone: Central Business (CB) Zone**

Dear Ms. Ritter:

Please be advised that the undersigned represents Joseph Gentile (“Tanner Brewing Company”) (“the Applicant”), with respect to the enclosed application directed to the Haddon Heights Township Planning and Zoning Board (“the Board”). The Applicant seeks site plan waiver approval or in the alternative minor site plan approval to allow outdoor seating at a previously-approved brewery located at 222 W. Atlantic Ave, Haddon Heights, NJ, 08035, designated as Block 29, Lot 4 on the Township Tax Map (“the Property”).

The Property lies entirely in the Central Business Zone (“CB Zone”). The Property currently contains the Tanner Brewing Company and associated site improvements (collectively, the “Brewery”). The Applicant received preliminary and final site plan approval with variance relief for the Brewery in 2019, as memorialized by Board Resolution CS# 19-6-1P and CS# 19-5-1HP (the “2019 Resolution”), a copy of which is enclosed herewith. For reference only, please also find enclosed copies of the fully engineered civil site plan set for the Brewery prepared by T&M Associates in 2019.

The Applicant now proposes to add several non-permanent picnic tables outside the Brewery for use by patrons during warmer weather months. The possibility of outdoor seating was discussed at the time of the Board’s approval of the Brewery in 2019. With a full site plan application before the Board including bulk variances and waivers, and the Brewery still needing to be established and opened to the public, the issue of outdoor seating was ultimately left to future considerations. As a condition of approval of the Brewery, the Applicant agreed to the following: “no outdoor seating shall be permitted, unless approved by the Planning Board.” See 2019 Resolution, p. 6, ¶ 10.

In 2020-2021, the popularity of outdoor dining and drinking surged due to the COVID-19 pandemic. In 2021, the New Jersey State Legislature passed P.L. 2021 c.15, which provides, in relevant part:

the installation and continuous use of tents, canopies, umbrellas, tables, chairs, and other fixtures on private property or public property or right of way . . . shall be a permitted use provided that the tent, canopy, umbrella, table, chairs, or other fixture conforms to all applicable provisions of the State Uniform Construction Code and Fire Prevention Subcode, which have been adopted by the Commissioner of Community Affairs pursuant to P.L.1975, c.217 (C.52:27D-119, et seq.). The permitted use of tents, canopies, umbrellas, tables, chairs, and other fixtures allowed by this section shall be limited to the timeframe encompassing the first day of April through the first day of December for each year in which P.L.2021, c.15 is in effect.

P.L. 2021, c.15, s.4.

The provisions of P.L. 2021, c.15 were set to expire on November 30, 2022. However, P.L. 2022, c.85, adopted by the New Jersey State Legislature and signed by the Governor in August 2022, extended the law through November 30, 2024.

Accordingly, pursuant to P.L. 2021, c. 15, as amended by P.L. 2022, c.85, the Applicant's proposed outdoor seating area is a permitted use from April 1 to December 1 each year. Because the Applicant agreed previously as a condition of approval to obtain Planning Board approval of any outdoor seating, the Applicant has nevertheless filed this Application seeking site plan waiver approval or in the alternative minor site plan approval to allow the Board and its professionals an opportunity to comment, make recommendations, and if needed, formally approve the Applicant's outdoor seating as required by the 2019 Resolution.

In addition to the foregoing site plan waiver or minor site plan approval, the Applicant also seeks any and all other variances, waivers, or other relief as may be determined to be required by the Board or its professionals.

Please find enclosed the following materials:

1. Completed Application Form, including Escrow Agreement & Affidavit of Ownership
2. Minor Site Plan Checklist;
3. Outdoor Seating Area Depiction and excerpt from 2019 Site Plan Approval;
4. 2019 Civil Site Plan, prepared by T&M Engineers (*for reference only*);
5. Board Resolution CS# 19-6-1P and CS# 19-5-1HP

*To be provided under separate cover:*

1. Site Plan Waiver/Minor Site Plan Application and Escrow Fee Checks
2. 200' Materials (*if necessary upon receipt*)

Upon receipt and review of this transmittal and the enclosed materials, the Applicant respectfully requests confirmation of the correct escrow and application fees owed, which will then be provided under separate cover. The Applicant further requests the enclosed materials be transmitted to the Board and/or Board professionals for further review so that this matter be listed on the Board's agenda for its next regular public meeting.

Please do not hesitate to contact me with any questions, comments, or requests for additional information. Thank you for your cooperation and consideration in this matter.

Very truly yours,

**FLORIO PERRUCCI STEINHARDT  
CAPPELLI TIPTON & TAYLOR LLC**

By:

  
\_\_\_\_\_  
Stephen J. Boraske, Esquire

*enc.*  
*cc. Client*

**Borough of Haddon Heights**

514 W. Atlantic Avenue  
 Haddon Heights, NJ 08035  
 (856) 546-2580

Case No. 23-7-1P

**PLANNING BOARD APPLICATION**

File: Tanner Brewing Company  
 Applicants Name

Date Application Received: 6/13/23

Application Submitted:	
Zoning Official Signature	<u>6/23/23</u> Date

Disposition: Date of Public Hearing: \_\_\_\_\_

{ } Approved Time Required for Action: \_\_\_\_\_

{ } Approved with Conditions Extension of Time Granted: \_\_\_\_\_

{ } Disapproved Fee Collected: \_\_\_\_\_ Date Collected: \_\_\_\_\_

Date Decision Published: \_\_\_\_\_

(DO NOT WRITE ABOVE THIS LINE)

I. Pursuant to the Borough of Haddon Heights Municipal Code & applicable New Jersey State Law, application is made to the Borough of Haddon Heights for the following:

<u>Check Application(s) Requested</u>	<u>Type of Application</u>	<u>Fee \$</u>	<u>Check Application(s) Requested</u>	<u>Type of Application</u>	<u>Fee \$</u>
<input type="checkbox"/>	Appeal of Admin. Decision	_____	<input type="checkbox"/>	Preliminary/Major Subdivision	_____
<input type="checkbox"/>	Interpretation	_____	<input type="checkbox"/>	Final Major Subdivision	_____
<input type="checkbox"/>	Bulk Variance	_____	<input type="checkbox"/>	Preliminary Site Plan	_____
<input type="checkbox"/>	Use Variance	_____	<input type="checkbox"/>	Final Site Plan	_____
<input type="checkbox"/>	Conditional Use	_____	<input checked="" type="checkbox"/>	Minor Site Plan	_____
<input type="checkbox"/>	Minor Subdivision	_____	<input checked="" type="checkbox"/>	Concept Plan	_____
				Total Fee	_____

- II. Application Form No. 1 was filled out on May 22, 2023 by Stephen Boraske, Esq.  
 (Applicant's Signature)
- III. Check Forms No. 3 through 19 for your appropriate application forms.
- IV. A "complete application" requires the following submissions; please check items submitted with this form:

- Copies of this application
- Plot Plans
- Copies of 200 foot radius map *Temporary waiver; to be provided upon receipt*
- Copy of "authorized" application form if applicant is not the property owner
- List of property owners within 200 feet of the property *Temporary waiver; to be provided upon receipt*
- List of owner's notice and newspaper notice *Temporary waiver; to be provided upon receipt*
- List other required submissions, e.g. payment of taxes, payment of fees, etc.

V. Full legal name of Applicant: Joseph Gentile ("Tanner Brewing Company")  
 Mailing Address: 222 W. Atlantic Ave  
 Town: Haddon Heights State: NJ Zip: 08035 Phone: \_\_\_\_\_

Applicant interest in property (owner, tenant, lessee, purchaser under contract, other): \_\_\_\_\_

### Tenant

Applicant is a:  Corporation ;  Partnership ;  Individual(s) ;  Other (specify) \_\_\_\_\_

If the applicant is a corporation or a partnership, please attach a list of the names and addresses of persons have a 10% interest or more in the corporation or partnership (Form No. 11).

If the applicant is not the owner of the property in question, the applicant must obtain and submit a copy of this application signed by the owner.

The applicant must also submit a list of witnesses and others working on behalf of the applicant to include the attorney, engineer, architect, planner, and others, identifying their mailing address, City, State, zip code, and telephone number.

Street Address of Property: 222 W. Atlantic Ave Tax Map Sheet: \_\_\_\_\_

Block: 29 Lot(s): 4 Date filed with County Recorder: \_\_\_\_\_

Situated on the side of Atlantic Street/Avenue distant \_\_\_\_\_ feet in  
 a \_\_\_\_\_ direction from the corner of the \_\_\_\_\_ side of  
 \_\_\_\_\_ Street/Avenue.

Is the property served by public sewer system?  Yes  No; Public Water System  Yes  No

Is the applicant willing to dedicate land for the widening of roads in compliance with the Borough or County Master Plan?  Yes  No

Is the proposed use located on a  Municipal  County or  State road?

Area of property: \_\_\_\_\_ acres or \_\_\_\_\_ square feet. Frontage on an improved

Street \_\_\_\_\_ feet. The dimensions of the property are: \_\_\_\_\_.

Number of Proposed lots: n/a Present Zoning of Property: CB - Central Business

Present Use of Property: Brewery

Proposed Use of Property: Brewery with outdoor seating area

Describe proposed machinery, operation and products, if applicable: n/a

Description of all present structures: Brewery

Name, Profession, and License No. of Person Preparing Plat: n/a

Does this constitute a:  New Application  Expansion  Alteration

Size of proposed buildings: 0 height in feet, 0 height in stories

Number of proposed buildings 0 Floor area of all structures: 0 square feet

Use of existing buildings and premises: Brewery

Percentage of coverage by all buildings: n/a By total impervious coverage: n/a

Estimated costs: Proposed Buildings \$ n/a Proposed Site Work \$ n/a

Has a building permit been refused?  Yes  No Date: \_\_\_\_\_

Has a subdivision previously been granted?  Yes  No Date: \_\_\_\_\_

Has a use variance previously been granted?  Yes  No Date: \_\_\_\_\_

Has a bulk variance previously been granted?  Yes  No Date: 9/25/19

Has a site plan previously been granted?  Yes  No Date: 9/25/19

Parking spaces required: n/a and provided: n/a

Are there any existing or proposed covenants or deed restrictions on the property?  Yes  No

If yes, please explain: n/a

Is a variance requested?  Yes  No If yes, describe in detail the section of the Land Development Ordinance from which the applicant seeks relief: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If this application has arisen as the result of a denial of a zoning permit, please secure from the Zoning Enforcement Officer a letter giving reasons for denying the zoning permit and submit it with this application.

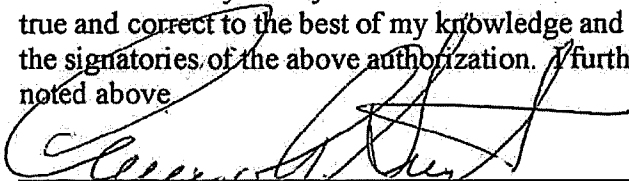
Have there been any previous Planning Board hearings involving this property? { } Yes { } No  
If the answer is yes, please attach a copy of the written decision(s) adopted by the applicable board.

Attach a brief statement entitled "Proposal" setting forth the particulars of the proposed use of the property (if other than single family residential) and a description of the proposed physical changes to the property. (Include all physical improvements, such as structures, additions, landscaping, etc.)

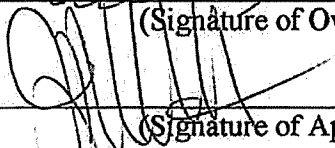
Applicant is responsible to publish and serve notice of this application in accordance with the Borough's Land Development Ordinance; however, notice may not be affected until this application is certified by a notary.

VI. Attach a list of all plans, calculations, data and other exhibits submitted, by title and date, indicating names, addresses, license number, and phone number(s) of preparer.

VII. I - hereby certify that the above statements, information, and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization. I further authorize Borough officials to inspect the site noted above.

  
\_\_\_\_\_  
(Signature of Owner) William Steele


5/24/2023  
\_\_\_\_\_  
(Date)

  
\_\_\_\_\_  
(Signature of Applicant)

5/24/23  
\_\_\_\_\_  
(Title)

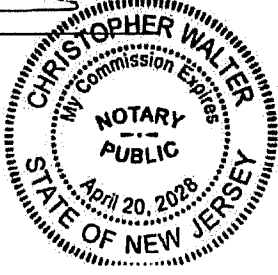
Sworn to & subscribed before me this 24<sup>th</sup> day  
of May, 2023.

Person to be contacted regarding matters  
Pertaining to this application, if other  
than myself:

  
\_\_\_\_\_  
(NOTARY)

Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_



**Borough of Haddon Heights**

514 W. Atlantic Avenue  
Haddon Heights, NJ 08035  
(856) 546-2580

Case No. \_\_\_\_\_

**Planning Board  
Affidavit of Ownership**

STATE OF NEW JERSEY

ss.

COUNTY OF CAMDEN

William A. Seely of full age, being duly sworn according to law on oath

deposes and says that the deponent resides at 105 Archwood Ave in the

Borough of Haddon Heights in the County of Camden

And the state of New Jersey; that William A. Seely is the

owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Borough of Haddon Heights, New Jersey, and known and designated as Block 29, Lot 4.

Sworn to and subscribed before me this

24<sup>th</sup> day of May, 2023.

[Signature]  
Notary



**AUTHORIZATION**

(If anyone other than above owner is making this application, the following authorization must be executed.)

To the Planning Board:

Joseph Gentile is hereby authorized to make the within application.

[Signature]  
Signature of Applicant  
OWNER

5/24/2023  
Date



**AGREEMENT TO PAY FOR PROFESSIONAL REVIEW**

Date: 6/1/2023

Applicants Address: 222 W. Atlantic Avenue Block: 29 Lot: 4

Tanner Brewing Company, agrees to pay for any professional review necessary for  
(Name of Developer)

the above construction.

  
\_\_\_\_\_  
(Signature)

Attorney

\_\_\_\_\_  
(Title)

Stephen J. Boraske, Esq.  
Attorney for Applicant

**Borough of Haddon Heights**

514 W. Atlantic Avenue  
Haddon Heights, NJ 08035  
(856) 546-2580

Case No. \_\_\_\_\_

**Planning Board  
Minor Subdivision or Minor Site Plan Checklist**

Applicant: Joseph Gentile ("Tanner Brewing Company")

Address: 222 W. Atlantic Avenue Haddon Heights, NJ 08035

Phone: \_\_\_\_\_ Site Location: \_\_\_\_\_

Date: 6/6/2023 Signature of Applicant: 

**Note:** See Section 103-157 for further details of submission requirements and procedures.

- Application form and plans for completeness review (3 copies)
- Application form (14 copies)
- Plats or plans (14 copies) signed and sealed by a N.J. Professional Land Surveyor or N.J. Professional Engineer, as required, and folded into eighths with title block revealed.
- Scale of not less than 1 inch = 30' on one of the following standard sheet sizes ( 8 ½" X 13", 15" X 21", 24" X 36" or 30" X 42").
- Key map no less than 1 inch = 100'.
- Title block:
  - Name of subdivision or development, Borough of Haddon Heights, Camden County;
  - Name, title, address and telephone number of sub divider or developer.
  - Name, title, address and license number of the professional(s) who prepared the plot or plan.
  - Scale; and,
  - Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.
- Acreage figures (both with and without areas within public rights-of-way), to the nearest tenth of an acre or square footage.
- North Arrow
- Approval signature lines on drawing.

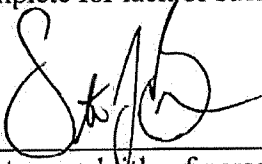
- Existing block and lot number(s) of the lot(s) to be subdivided or developed as they appear on the Borough Tax Map.
- Subdivision or development boundary line (heavy solid line).
- The location of existing and proposed property lines (with bearings and distances), streets, structures (with their numerical dimensions and an indication as to whether existing structures will be retained or removed), parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features such as wetlands and treed areas, both within the tract and within two hundred (200') of its boundary.
- Owner certification.
- The location and width of all existing and proposed utility easements, the use(s) for which they are intended to be limited, and the manner in which the easements will be controlled.
- Zoning districts affecting the tract, including district names and requirements.
- Proposed buffer and landscaped areas.
- Delineation of flood plains, including both floodway and flood fringe areas.
- Delineation of wetlands and wetland buffers.
- Contours as shown on the U.S.G.S. topographic sheets, but no less than one (1) foot intervals.
- Marshes, ponds and land subject to flooding within the tract and within one hundred (100') thereof.
- The names of all adjacent property owners as they appear on the most recent tax list prepared by the Planning Board Secretary.
- Certification from the Borough Tax Collector that all taxes and assessments are paid to date.
- Concerning minor subdivisions only, existing and proposed monuments.
- Road right-of-way dedication and improvements, as applicable.
- Sight triangle easements, as applicable.
- Deed descriptions, including metes and bounds, easements, covenants, restrictions, and roadway and sight triangle dedications.
- Plans of proposed improvements and/or utility layouts as required by Ordinance; and required letters from appropriate state and county agencies granting approval for the extension of utility service(s).
- Proposed and existing signs (detail).
- Architectural or historical significance of any existing buildings to remain or to be removed.
- Photographs of any unusual topographic, environmental, historic or physical aspect.

- Location of existing building to remain or to be removed.
- Traffic statement, including present and anticipated volumes, roadway capacity, network problems, and needed improvements.
- Indicate improvement coverage and land areas:
  - Number of units;
  - Square feet of construction;
  - Density and building coverage;
  - Number of employees;
  - Number of residents;
  - Number of school children.
- Schedule of desired development time frame from Borough review function to completion & occupancy.

Key: (X) Complete                      (W) Request Waiver

The Planning Board may waive submission of any required exhibits in appropriate cases and for specific reasons. Request for such waivers shall accompany a minor subdivision or site plan application, stating the reasons that such a waiver is being requested.

The Planning Board reserves the right to acquire additional information before granting minor approval when unique circumstances affect the tract and/or when the application for development poses special problems for the tract and the surrounding area. Such information may include, but not limited to: drainage calculations and traffic analysis, provided, however, that no application shall be declared incomplete for lack of such information.

  
 \_\_\_\_\_  
 Signature and title of person who completed checklist  
**Stephen J. Boraske, Esq.**  
**Attorney for Applicant**

**6/5/2023**  
 \_\_\_\_\_  
 Date

DATE: 6-9-2023  
NAME: Stephen J. Boraske  
PHONE: 856-853-5530  
BLOCK 29 LOT 4  
ADDRESS: 222 W. Atlantic Ave  
Haddon Heights, NJ 08035

I am requesting a '200 foot property list' from the Borough of Haddon Heights for the above listed property. I understand the fee for this list is \$10.00 payable upon receipt of the list. I am aware that this list is only valid for 60 days.

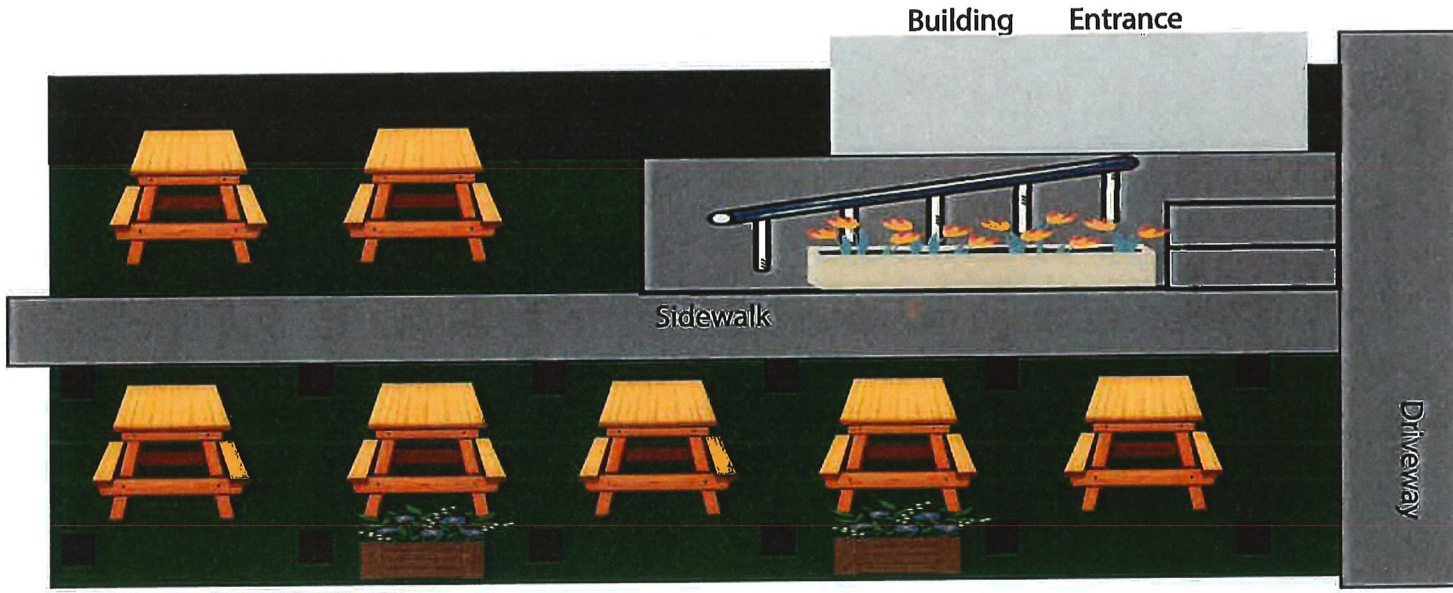
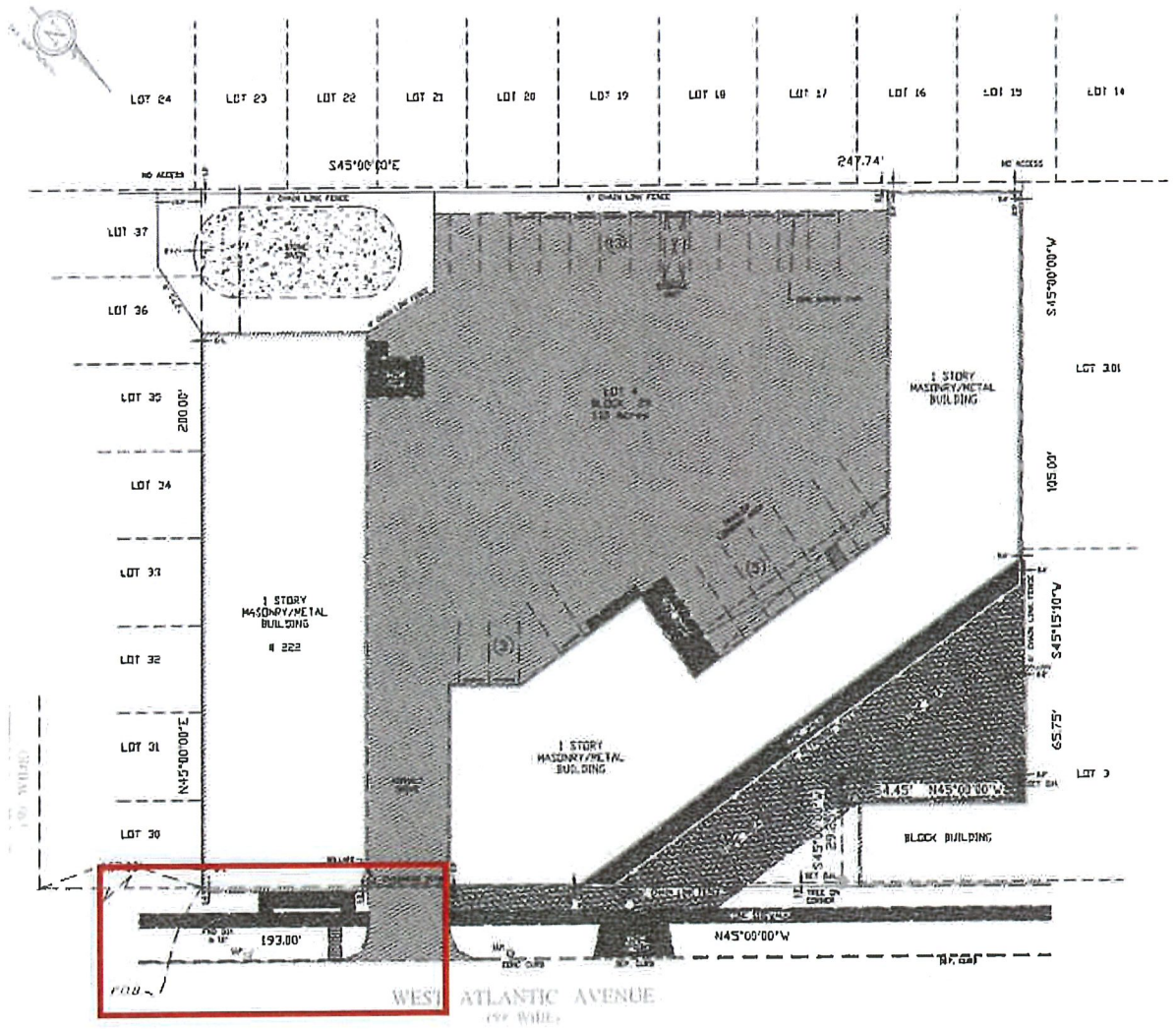
I am also requesting a statement from the Tax Office verifying that the property taxes are paid in full.

Thank you,

Applicant Signature: \_\_\_\_\_



Stephen J. Boraske, Esq.



Atlantic Ave

Tables 72in. L x 56 in. w  
 Stanchion coverage 9 ft x 10 ft.  
 wooden planters

**PLANNING BOARD OF HADDON HEIGHTS, NEW JERSEY  
RESOLUTION CS#19-6-1P AND CS#19-5-1HP  
GRANTING AN INTERPRETATION OF THE ZONING ORDINANCE [N.J.S.A.  
40:55D-70(b)]; SITE PLAN APPROVAL WITH BULK VARIANCE RELIEF; AND  
A CERTIFICATE OF APPROPRIATENESS FOR A BREWERY TO JOSEPH  
GENTILE (“TANNER BREWING COMPANY”) CONCERNING THE PREMISES  
AT 222 WEST ATLANTIC AVENUE, HADDON HEIGHTS, NJ**

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At a duly noticed re-hearing of the Haddon Heights Planning Board held on September 25, 2019 at 7:00 P.M., the following members were present and voting:

Christopher Soriano, Chairman  
Mike Cicalese  
Dean Doukakis  
Kelly Santosusso  
Jennifer Bonaccorsi  
Jaclyn Parisi  
Tom Ferrese  
Jeff Hanson

Also present: Brian D. Lozuke, Esquire, Solicitor  
Suzanne Ritter, Secretary  
Anthony DiRosa, Bach Engineering

**APPLICATION:**

The Board conducted a re-hearing on the application of Joseph Gentile (“Tanner Brewing Company”) at the meeting held September 25<sup>th</sup>, the particular details of which, as well as the application history, are described below. Mr. Gentile will be the tenant in the subject property located at 222 West Atlantic Avenue, Haddon Heights NJ. The property is designated as Block 29, Lot 4 on the Haddon Heights Tax Map and is located within the CB-Central Business Zoning District.

Mr. Gentile was sworn in and provided testimony in support of the application through his counsel, Matthew P. Madden, Esq. Mr. Madden provided the Board with a brief procedural summary of the application before the Board, which requires a formal re-hearing based upon facts brought to the attention of the Board and Board Solicitor to correct and cure the record from the original Board hearing that took place on June 20, 2019. By way of background concerning the June 20, 2019

hearing, the Board unanimously approved the Historic District Certificate of Appropriateness under CS-19-5-1HP, and also approved (7-1) applicant's request under CS-19-6-1P for a zoning ordinance interpretation to recognize a "brewery" in the CB zoning district under the facts presented, as well as site plan approval and bulk variance relief (8-0) based upon the case submitted to the Board. Following the Board hearing, and prior to memorializing the Resolution for such approval, the Board Solicitor recommended that the Board conduct a re-hearing on the application based upon a previously undisclosed conflict that was voluntarily raised by a Board member following the June 20<sup>th</sup> hearing. The Board collectively authorized the re-hearing to cure any issues with respect to the June 20<sup>th</sup> record and action taken by the Board in order to remove any conflict, disqualification or appearance of impropriety surrounding the application. More importantly, the re-hearing conducted September 25<sup>th</sup> by the Board memorialized a new record afforded to applicant by having the conflicted Board member recuse themselves from the Board re-hearing conducted on September 25<sup>th</sup>. The Board Solicitor confirmed that the conflicted Board member recused themselves from all matters concerning this application and that they were not present for the September 25<sup>th</sup> re-hearing, which recusal confirmation is made part of this memorializing Resolution adopted by the Board.

The application is made pursuant to the provisions of the New Jersey Municipal Land Use Law, N.J.S.A 40:55D-70(b)(c) and the Haddon Heights Land Development Ordinance under Section 450-76. The applicant was represented by Matthew P. Madden, Esq. and Joseph Gentile appeared and were sworn and testified in support of the application as the potential tenant of the subject property during the re-hearing conducted on September 25<sup>th</sup>. Chris Henke was also sworn in as applicant's brewery consultant, in addition to Robert Hunter, P.E. in his capacity as the project engineer. Anthony DiRosa from Bach Associates also appeared and was sworn in as the Board Engineer and Planner.

The following exhibits were introduced and included as part of the record before the Board:

A-1 Historic District and Planning Board Application dated 4/25/2019;



A-2 Applicant submitted an Application booklet that was collectively marked A-2, which is incorporated herein by reference containing documents and pictures in support of the application before the Board and includes the following: Board Applications (Historic District; Planning Board/Use Variance/Bulk Variance/Site Plan); Application Supplemental; Checklists; Affidavit of Ownership; Notice of Hearing; Public Notice; 200' Certified Property List; Site Plan prepared by Robert E. Hunter, P.E. and T and M dated April 19, 2019 (4 Sheets); Affidavit of Ownership; Survey by Frank A. Intessimoni, PLS dated March 15, 2019; Photograph Index with color photographs of the subject property; interior building sketch depicting building layout;

- A-3 Affidavit of Service;
- A-4 Affidavit of Publication;
- A-5 Site Detail Plan;
- A-6 Aerial Plan; and
- A-7 Tax Payment Certification

Mr. Madden addressed the Board and reiterated that applicant was seeking an interpretation of the zoning ordinance under Section 450-76A of the code that the proposed brewery was substantially similar in nature to the permitted uses within the CB-Central Business Zone. The Board confirmed that an interpretation under the New Jersey Municipal Land Use Law is appropriate and within the Board's discretion under N.J.S.A. 40:55D-70b. Mr. Madden also pointed out to the Board that "microbreweries" were not in existence when the Ordinance was established, however, Section 450-76A. specifically permits uses which are similar to the enumerated permitted uses recognized in the Ordinance, which includes coffee shops; restaurants; and service related businesses. Mr. Gentile confirmed that the microbrewery he will operate as a tenant will occupy the front 1,800 s.f. of the building and that there will be retail sales of the beer brewed on the premises for consumption both on-site and off-site. Mr. Henke testified as to the operations of the microbrewery, wherein he advised that there would be deliveries one time per week and that the hours of operation would be 11 a.m. to 10 p.m. 7 days per week with 4 employees total and 2

employees per shift. The brewery will have 38 seats and retail space will be 900 s.f with production occupying an additional 900 s.f. There will be two brewing tanks and 5-6 fermenting tanks in operation on-site. The weekly capacity for the facility would be 300-600 gallons and Mr. Gentile would be required to secure a "Limited Brewery License" by NJ ABC.

**FINDINGS OF FACT:**

The Planning Board, having determined that the Planning Board and HPC Applications before the Board were in proper form and having examined the Exhibits and considered the substantial testimony provided to the Board, finds as follows:

1. The Planning Board has jurisdiction to hear and determine the application for an interpretation of the zoning ordinance under N.J.S.A. 40:55D-70b on the question of whether a brewery falls with the uses that are similar to those uses permitted in the CB-Central Business Zone under Section 450-76A. The Board made specific findings and articulated the reasons and basis in the record that a brewery was consistent with and similar in nature to the permitted uses identified within Section 450-76A and specifically that the brewery applicant is seeking is not a prohibited use under Section 450-77. The Board further finds that formal action on the use variance relief requested by applicant under N.J.S.A. 40:55D-70(d)(1), in the alternative, is rendered moot as the Board finds sufficient facts within the record to grant the interpretation as recited above.
2. The applicants have provided proper notice to property owners and published notice for the hearing in accordance with N.J.S.A. 40:55D-12 and have supplied the Board with the appropriate Affidavit of Publication.
3. The applicant, Joseph Gentile, is the prospective tenant of the subject premises at 222 W. Atlantic Avenue, Haddon Heights, NJ. The property is designated as Block 29, Lot 4 on the Haddon Heights Tax Map. Ms. Gentile testified that the property will be used as a microbrewery with indoor seating to accommodate patrons within the surrounding community

and that the nature of the use is akin to a community coffee shop, which is similar in nature to the uses permitted in the CB zoning district.

4. Robert Hunter was sworn and testified in support of the bulk variance for off-street parking where the ordinance requires 11 spaces for the project and to the site plan prepared by his office. Mr. Hunter confirmed parking will be restricted within the facility, which shall only be used by employees. Mr. Anthony DiRosa testified that any approval is subject the terms and conditions of his review letter dated June 12, 2019. Applicant confirmed no off-street parking is being provided and that the proposed use is complimentary to the existing uses in the business district.

5. The Planning Board also has jurisdiction to determine the application for a Certificate of Appropriateness in accordance with the New Jersey Municipal Land Use Law under N.J.S.A. 40:55D-110 and the Haddon Heights Land Development Ordinance Section 450-110 as the property lies within the Historic District of the Borough.

6. The applicant seeks a Certificate of Appropriateness for the construction of an outdoor railing for the existing ramp. Applicant agreed to abide by the requirements of the Haddon Heights Historic Preservation Committee recommendations from the May 23, 2019 meeting, wherein the HPC recommended approval subject to the conditions in its report from the May 23rd meeting incorporated herein by reference. Rose Fitzgerald was sworn in and confirmed that HPC approved the proposal by applicant memorialized within the report to the Board.

7. Upon motion of the Board, the meeting was opened to the public and John McGlafferty advised the Board that his property backs up to the subject property and that he and the majority of his neighbors support the new business, which will be a drastic improvement to the empty space that exists today.

**CONCLUSIONS:**

8. The Planning Board concludes that the record has established that under the particular facts and with respect to this particular location, the proposed brewery is a use that is similar in nature to the permitted uses within the CB zoning district and would, in fact, compliment and be less intense than the existing permitted uses in the CB zoning district under Section 450-76A.

9. The Planning Board further concludes that the granting of the bulk variance for off-street parking is warranted under N.J.S.A. 40:55D-70(c)(1)(2) as off-street parking is more beneficial than the safety risks raised with parking within the interior of the existing site. The granting of such relief would not be a substantial detriment to the public good and would not substantially impair the intent and purpose of the Haddon Heights Zone Plan and Zoning Ordinance given the fact that the business would utilize the existing street parking as the majority of businesses currently use in the neighborhood to conduct their operations.

10. The Planning Board further grants site plan approval subject to the following terms and conditions agreed to by applicant during the re-hearing conducted before the Board: a.) subject to the submission of revised plans approved by the Board Engineer; b.) subject to the terms and conditions outlined within the Board Engineer review letter dated June 12, 2019; c.) applicant submitting a formal request to the Borough Council to designate a handicap parking space and, if necessary, adoption of an ordinance memorializing same along W. Atlantic Ave. in a location approved by the Board Engineer; d.) there shall be no patron parking within the interior of the building, which shall be for employees only with the appropriate signage that shall also be approved by the Borough Engineer; e.) applicant shall install a decorative bike rack out front, which shall be approved by the Borough Engineer; f.) no outdoor seating shall be permitted, unless approved by the Planning Board; g.) any and all outside agency approval; h.) payment of taxes and all outstanding escrow charges for the Board Professionals.

11. The Planning Board further concludes that HPC approval is warranted for issuance of a Certificate of Appropriateness concerning the aluminum railing approved by the HPC outlined within the HPC Report dated May 23, 2019.

**ROLL CALL VOTE (N.J.S.A. 40:55D-70b.-INTERPRETATION)**

On the motion of Dean Doukakis, seconded by Jeff Hanson, the Planning Board voted 8-0 on the issue of the interpretation question raised by applicant for the proposed brewery use in the CB- Central Business District proposed at the premises located at 222 W. Atlantic Avenue.

**ROLL CALL VOTE (HPC CERTIFICATE OF APPROPRIATENESS)**

On the Motion of Mike Cicalese, seconded by Dean Doukakis, the Planning Board voted unanimously, 8-0, to grant a Certificate of Appropriateness to Joseph Gentile to permit the aluminum railing to the exterior existing ramp upon the premises at 222 W. Atlantic Avenue, subject to the recommendations of the conditions imposed by the HPC at the meeting on May 23, 2019.

**ROLL CALL VOTE (HPC CERTIFICATE OF APPROPRIATENESS)**

On the motion of Jaclyn Parisi, seconded by Tom Ferrese, the Planning Board voted 8-0 on the site plan approval, with conditions placed on the record, in addition to the bulk variance for off-street parking for the brewery proposed at the premises located at 222 W. Atlantic Avenue.

The foregoing is a true copy of the Resolution adopted by the Planning Board of the Borough of Haddon Heights at a duly noticed hearing conducted on November 21, 2019 memorializing the action of the Board taken at the meeting on September 25, 2019.

Dated:

\_\_\_\_\_  
Suzanne Ritter, Secretary











**ORDINANCE 2024:1544**

**ORDINANCE RESCINDING ORDINANCE 2024:1541 AND AMENDING  
CHAPTER 125-2 OF THE CODE OF THE BOROUGH OF HADDON HEIGHTS  
ENTITLED ANIMAL LICENSE FEE: EXEMPTIONS**

**WHEREAS**, in accordance with State statute N.J.S.A. 4:19-15.2 owners of dogs and cats are required to license their animals in the municipality where the animals are housed;

**WHEREAS**, the Borough has opted to increase the current license fee of \$9.00 for spayed/neutered animals to \$10.00 and the fee for non-spayed/non-neutered animals to from \$12.00 to \$13.00; and

**WHEREAS**, the Borough desires to change the date by which to license animals from June 30<sup>th</sup> to March 31<sup>st</sup>;

**WHEREAS**, any license obtained after March 31<sup>st</sup> will incur a \$10.00 late fee;

**NOW, THEREFORE BE IT ORDAINED** by the Governing Body of the Borough of Haddon Heights that Chapter 213-2 be amended to increase the animal licensing fee to \$10.00 for spayed/neutered animals and to \$13.00 for non-spayed/non-neutered animals as well as to change the date to obtain such license to March 31<sup>st</sup>.

Introduction: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Final Adoption: \_\_\_\_\_

\_\_\_\_\_  
Mayor Zachary Houck

\_\_\_\_\_  
Kelly Santosusso, RMC, Borough Clerk

**RESOLUTION 2024:87**

**RESOLUTION AUTHORIZING PAYMENT OF BILLS & CLAIMS  
FOR THE SECOND HALF OF MARCH**

**March 19, 2024**

**Per Attached:**

<i>Current Fund</i>	248,761.84
School Taxes	0.00
Appropriated Reserves	4,072.41
Escrow Fund	8,424.50
Grant Fund	589.00
Capital Fund	1,196.25
Trust – Dog	52.20
<i>Trust Fund</i>	56,047.81
<b>Total Per Attached</b>	<u>319,144.01</u>

<i>Payroll</i>	
Current Fund	105,167.51
Grant Fund	0.00
Trust Fund	0.00
<b>Total Payroll</b>	<u>105,167.51</u>

**Total** 424,311.52

Date: March 19, 2024

\_\_\_\_\_  
Mayor Zachary Houck

ATTEST: \_\_\_\_\_  
Kelly Santosusso, RMC, Borough Clerk



Vendor #	Name	Contract	PO Type	Acct Type	Description	Stat/Chk	First	Rcvd	Chk/Void	Invoice	1099		
Item Description	PO #	PO Date	Description	Amount	Charge Account	Enc Date	Date	Date	Date	Excl			
BACHA BACH ASSOC PC continued													
24-00238 03/08/24 Escrow:Engineering Jan 2024				153.00	PB23-5-2P		P	DISTINCTIVE IMAGE, 604 WHHP	R	03/08/24	03/08/24	27452	N
1 Escrow:Engineering Jan 2024													
24-00239 03/08/24 Escrow:Engineering Jan 2024				236.25	PB23-9-3P		P	DISTINCTIVE IMAGE-603 WHP	R	03/08/24	03/08/24	27451	N
1 Escrow:Engineering Jan 2024													
24-00240 03/08/24 Escrow:Engineering Dec 2023				1,080.75	PB23-9-3P		P	DISTINCTIVE IMAGE-603 WHP	R	03/08/24	03/08/24	27385	N
1 Escrow:Engineering Dec 2023													
24-00241 03/08/24 Escrow:Engineering Jan 2024				2,865.75	PB22-5-1P		P	UNA VOCE -414 WHITE HORSE PIKE	R	03/08/24	03/08/24	27450	N
1 Escrow:Engineering Jan 2024													
24-00242 03/08/24 Engineering-Jan				326.25	C3-00010 C		B	2022:1526 Lake St. Pump Station	R	01/01/23	03/08/24	27446	N
1 Engineering-Jan				870.00	C-04-55-836-801		B	2022:1526 Lake St. Pump Station	R	01/01/23	03/08/24	27383	N
2 Engineering-Dec				1,196.25	C-04-55-836-801								
Vendor Total: 7,120.75													
BARRB BARRINGTON BORO													
24-00277 03/17/24 BARRINGTON AMB ASSOC FEB 2024				10,042.00	4-01-42-455-284		B	BARRINGTON - EMS	R	03/17/24	03/18/24	FEB2024	N
1 BARRINGTON AMB ASSOC FEB 2024													
24-00278 03/17/24 BARRINGTON AMB ASSOC MAR 2024				10,042.00	4-01-42-455-284		B	BARRINGTON - EMS	R	03/17/24	03/18/24	MAR2024	N
1 BARRINGTON AMB ASSOC MAR 2024													
Vendor Total: 20,084.00													
BATTERSBY BRENDA BATTERSBY													
24-00227 03/08/24 2023 PRESCRIPTION REIMBURSE				108.61	3-01-23-220-259		B	Medicare Retired Employees	R	03/08/24	03/08/24	2023	N
1 2023 PRESCRIPTION BRENDA				55.00	3-01-23-220-259		B	Medicare Retired Employees	R	03/08/24	03/08/24	2023	N
2 2023 PRESCRIPTION ROBERT				163.61	3-01-23-220-259		B	Medicare Retired Employees	R	03/08/24	03/08/24	2023	N
Vendor Total: 163.61													

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HADDON HEIGHTS BOROUGH  
Purchase Order Listing By Vendor Id

Vendor #	Name	Contract	PO Type	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	chk/void Date	Invoice	1099 Excl
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BLACK005 BLACK'S AUTOMOTIVE											
24-00247	03/12/24 PD VEHICLE MAINTENANCE										
1	UNIT #18-3 MAINTENANCE	83.90	4-01-26-315-205		B Vehicle Maint - Police	R	03/12/24	03/14/24		61876	N
2	UNIT #18-7 MAINTENANCE	1,213.32	4-01-26-315-205		B Vehicle Maint - Police	R	03/12/24	03/14/24		61900	N
3	UNIT #18-12 MAINTENANCE	557.41	4-01-26-315-205		B Vehicle Maint - Police	R	03/12/24	03/14/24		61851	N
	Vendor Total:	1,854.63									

BROWI BROWNELLS INC											
24-00176	02/23/24 PATROL RIFLE OPTIC RED DOT										
1	PATROL RIFLE OPTIC RED DOT	506.99	4-01-25-240-233		B Police - Minor Equipment / Supplies	R	02/23/24	03/14/24			N
	Vendor Total:	506.99									

BURES BURLINGTON EMERGENCY SERVICES											
24-00265	03/13/24 7815-INCIDENT COMMAND-A, MONROE										
1	7815-INCIDENT COMMAND-A, MONROE	45.00	4-01-25-265-231		B Fire - Schools/Training	R	03/13/24	03/14/24		11185	N
	Vendor Total:	45.00									

CAMDR COVANTA ENERGY, LLC											
24-00249	03/12/24 DISPOSAL FEBRUARY 2024										
1	SOLID WASTE DISPOSAL FEB 2024	19,950.24	4-01-32-465-217		B Solid Waste - Camden Resource Recovery	R	03/12/24	03/14/24		483796	N
2	RECYCLING TAX FEB 2024	672.48	4-01-32-465-302		B Recycling Tax	R	03/12/24	03/14/24		483796	N
	Vendor Total:	20,622.72									

COUNC COUNTY CONSERVATION CO LLC											
24-00260	03/12/24 YARD TRIMMINGS 2/29 - 3/7										
1	YARD TRIMMINGS 2/29	225.00	4-01-32-465-218		B Solid Waste - Brush Pickup	R	03/12/24	03/14/24		329742	N
2	YARD TRIMMINGS 3/1 - 3/7	740.34	4-01-32-465-218		B Solid Waste - Brush Pickup	R	03/13/24	03/14/24		329851	N
	Vendor Total:	965.34									

Vendor Total: 965.34



Vendor #	Name	Contract	PO Type	Acct Type	Description	Stat/Chk	First Rcvd	Chk/Void	Invoice	1099
Item Description	PO Date	Description	Amount	Charge Account			Enc Date	Date		Excl

HBBOR HADDON HEIGHTS BOROUGH Continued

24-00209 03/04/24 Police Outside:PR#2 2024										
1	Police Outside:PR#2 2024		4,462.50	PD23-005	P Pioneer Pipe	R	03/04/24	03/04/24	PR#2 2024	N
2	Police Outside:PR#2 Vehicle		667.50	PD23-005	P Pioneer Pipe	R	03/04/24	03/04/24	PR#2 2024	N
3	Police Outside:PR#2 Admin		669.38	PD23-005	P Pioneer Pipe	R	03/04/24	03/04/24	PR#2 2024	N
			5,799.38							

24-00210 03/04/24 Police Outside:PR#2 2024										
1	Police Outside:PR#2 2024		850.00	PD23-006	P PSE&G	R	03/04/24	03/04/24	PR#2 2024	N
2	Police Outside:PR#2 Vehicle		150.00	PD23-006	P PSE&G	R	03/04/24	03/04/24	PR#2 2024	N
3	Police Outside:PR#2 Admin		127.50	PD23-006	P PSE&G	R	03/04/24	03/04/24	PR#2 2024	N
			1,127.50							

24-00212 03/04/24 Police Outside:PR#3 2024										
1	Police Outside:PR#3 2024		9,222.50	PD23-005	P Pioneer Pipe	R	03/04/24	03/04/24	PR#3 2024	N
2	Police Outside:PR#3 Vehicle		1,627.50	PD23-005	P Pioneer Pipe	R	03/04/24	03/04/24	PR#3 2024	N
3	Police Outside:PR#3 Admin		1,383.38	PD23-005	P Pioneer Pipe	R	03/04/24	03/04/24	PR#3 2024	N
			12,233.38							

24-00214 03/04/24 Police Outside:PR#3 2024										
1	Police Outside:PR#3 2024		1,275.00	PD23-006	P PSE&G	R	03/04/24	03/04/24	PR#3 2024	N
2	Police Outside:PR#3 Vehicle		225.00	PD23-006	P PSE&G	R	03/04/24	03/04/24	PR#3 2024	N
3	Police Outside:PR#3 Admin		191.25	PD23-006	P PSE&G	R	03/04/24	03/04/24	PR#3 2024	N
			1,691.25							

24-00215 03/04/24 Police Outside:PR#4 2024										
1	Police Outside:PR#4 2024		7,990.00	PD23-005	P Pioneer Pipe	R	03/04/24	03/04/24	PR#4 2024	N
2	Police Outside:PR#4 Vehicle		1,410.00	PD23-005	P Pioneer Pipe	R	03/04/24	03/04/24	PR#4 2024	N
3	Police Outside:PR#4 Admin		1,198.50	PD23-005	P Pioneer Pipe	R	03/04/24	03/04/24	PR#4 2024	N
			10,598.50							

24-00216 03/04/24 Police Outside:PR#4 2024										
1	Police Outside:PR#4 2024		552.50	PD23-006	P PSE&G	R	03/04/24	03/04/24	PR#4 2024	N
2	Police Outside:PR#4 Vehicle		97.50	PD23-006	P PSE&G	R	03/04/24	03/04/24	PR#4 2024	N
3	Police Outside:PR#4 Vehicle		82.88	PD23-006	P PSE&G	R	03/04/24	03/04/24	PR#4 2024	N
			732.88							





Vendor #	Name	Contract	PO Type	Acct Type	Description	Stat/Chk	First Rcvd	Enc Date	Date	CHK/Void	Invoice	1099
Item #	PO Date	Description	Amount	Charge Account								Excl
MALEYG MALEY GIVENS continued												
24-00230	03/08/24	Legal:Redevelopment	861.00	4-01-21-180-206	B Planning Bd-Redevelopment Study	R	03/08/24	03/08/24	03/08/24		22162	N
1	Legal:Redevelopment	12.80	4-01-21-180-206	B Planning Bd-Redevelopment Study	R	03/08/24	03/08/24	03/08/24			22162	N
3	Legal:Redevelopment	420.00	4-01-21-180-206	B Planning Bd-Redevelopment Study	R	03/08/24	03/08/24	03/08/24			22162	N
			1,293.80									
24-00231	03/08/24	Escrow:St Mary	2,208.00	RD22-9-1R	P 18 WHP REDEVELOP-HH SENIOR	R	03/08/24	03/08/24			22161	N
1	Escrow:St Mary	605.00	RD22-9-2R	P BROKEN GROUND- 501 STATION	R	03/08/24	03/08/24				22160	N
24-00233	03/08/24	Escrow:GMMW Redevelopment	126.00	RD22-12-1R	P GMMW REDEVELOP-202 W ATLANTIC	R	03/08/24	03/08/24			22157	N
1	Escrow:GMMW Redevelopment	4,360.80										
Vendor Total:			5,020.00									
MCGRAW ROBERT J MCGRAW COMMERCIAL												
24-00125	02/13/24	FIRE DEPT STEEL DOORS	5,020.00	4-01-25-265-255	B Fire - Maint/Repair other	R	02/13/24	03/14/24				N
1	FIRE DEPT STEEL DOORS	48.25	4-01-20-145-238	B Tax Collector-Operation Mat'l & Supplies	R	02/28/24	03/14/24				203940	N
Vendor Total:			48.25									
MGLP MGL PRINTING SOLUTIONS												
24-00191	02/28/24	TAX OFFICE 1099-INT FORMS	820.57	4-01-26-310-254	B Bui/d/Grounds - Maint/Repair	R	03/13/24	03/14/24			24822-1	N
1	TAX OFFICE 1099-INT FORMS	317.50	4-01-26-310-254	B Bui/d/Grounds - Maint/Repair	R	03/13/24	03/14/24				25420-1	N
2	SOF BLDG SERVICE 1/11/24	1,138.07										
Vendor Total:			1,138.07									
MULTI MULTI-TEMP												
24-00264	03/13/24	SERVICE CALLS	820.57	4-01-26-310-254	B Bui/d/Grounds - Maint/Repair	R	03/13/24	03/14/24			24822-1	N
1	MUNI BLDG SERVICE 11/17/23	317.50	4-01-26-310-254	B Bui/d/Grounds - Maint/Repair	R	03/13/24	03/14/24				25420-1	N
2	SOF BLDG SERVICE 1/11/24	1,138.07										
Vendor Total:			1,138.07									

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Purchase Order Listing by Vendor Id

Vendor # Name	PO # PO Date Description	Amount	Contract PO Type	Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Enc Date	Date	Chk/Void	Invoice	1099 Excl
NETS NETWORKS PLUS, LLC												
	23-01318 12/13/23 SURFACE PRO 9 BUNDLE	1,930.00	3-01-25-265-231		B Fire - Schools/Training	R	12/13/23	03/14/24			12788	N
	1 SURFACE PRO 9 BUNDLE											
24-00257 03/12/24 MARCH 2024 CONTRACT												
	1 MARCH 2024 CONTRACT	1,812.00	4-01-20-100-515		B Computer Maintenance	R	03/12/24	03/14/24			12632	N
24-00258 03/12/24 SET UP NEW WORKSTATIONS												
	1 SET UP NEW WORKSTATIONS	500.00	4-01-20-100-515		B Computer Maintenance	R	03/12/24	03/14/24			12725	N
Vendor Total: 4,242.00												
NJAMB NJ AMERICAN WATER												
24-00266 03/13/24 NJAW FEBRUARY 2024												
	1 HH FIRE DEPT	49.63	4-01-31-445-289		B Water Service	R	03/13/24	03/14/24				N
	2 DEVON SOCCER FIELDS	56.71	4-01-31-445-289		B Water Service	R	03/13/24	03/14/24				N
	3 LAKE ST PUMP STATION	56.71	4-01-31-445-289		B Water Service	R	03/13/24	03/14/24				N
	4 DEVON SOCCER FIELDS	56.71	4-01-31-445-289		B Water Service	R	03/13/24	03/14/24				N
	5 MUNICIPAL BLDG	83.67	4-01-31-445-289		B Water Service	R	03/13/24	03/14/24				N
	6 SOF BLDG	65.70	4-01-31-445-289		B Water Service	R	03/13/24	03/14/24				N
	7 LOG CABIN	22.67	4-01-31-445-289		B Water Service	R	03/13/24	03/14/24				N
	8 CERVINO FIELD	181.58	4-01-31-445-289		B Water Service	R	03/13/24	03/14/24				N
	9 COMMUNITY CENTER	74.69	4-01-31-445-289		B Water Service	R	03/13/24	03/14/24				N
	10 HH BALLFIELD	56.71	4-01-31-445-289		B Water Service	R	03/13/24	03/14/24				N
	11 COMMUNITY GARDEN	22.67	T-13-56-860-819		B Reserve Community Garden Expenses (516)	R	03/13/24	03/14/24				N
	12 FIRE HYDRANTS	8,010.40	4-01-25-265-389		B Fire Hydrant Water Service	R	03/13/24	03/14/24				N
Vendor Total: 8,737.85												

Vendor # Name	PO # PO Date Description	Amount	Contract PO Type	Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Enc Date	Date	Chk/Void	Invoice	1099 Excl
NJE-Z NJ E-Z PASS												
	24-00219 03/05/24 REPLENISHMENT	50.00	4-01-25-240-219		B Police - Dept Head Expense	R	03/05/24	03/14/24				N
	1 REPLENISHMENT											
Vendor Total: 50.00												

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HADDON HEIGHTS BOROUGH  
Purchase Order Listing by Vendor Id

Vendor #	Name	PO #	Date	Description	Amount	Contract	PO Type	Charge Account	Acct Type	Description	Stat/Chk	First Rcvd	Enc Date	Date	Chk/Void	Invoice	1099		
NJHSS NJ DEPT. HEALTH & SENIOR SVCS.																			
24-00253 03/12/24 DOG LICENSES FEBRUARY 2024																			
		1	DOG LICENSES	FEBRUARY 2024	52.20	T-12-56	850-821		B	DOG Fees Due State of NJ	R	03/12/24	03/14/24				N		
				Vendor Total:	52.20														
NJB8F SOUTH NJ REGIONAL BENEFITS																			
24-00267 03/13/24 MARCH 2024 BENEFITS																			
		1	RETREE HEALTH	MARCH 2024	59,782.00	4-01-23	220-234		B	Retirees Health Insurance	R	03/13/24	03/14/24				N		
		2	ACTIVE EMPL HEALTH	MARCH 2024	27,220.00	4-01-23	220-242		B	Active Employee Health Insurance	R	03/13/24	03/14/24				N		
		3	PRESCRIPTION	MARCH 2024	20,008.00	4-01-23	220-246		B	Prescriptions - Bottlinger	R	03/13/24	03/14/24				N		
				Vendor Total:	107,010.00														
ONECA ONE CALL CONCEPTS																			
24-00252 03/12/24 FEBRUARY 2024																			
		1	FEBRUARY 2024		127.27	4-01-26	290-254		B	Public Works - Sewer Maint/Repairs	R	03/12/24	03/14/24			4025082	N		
				Vendor Total:	127.27														
PARKM PARKER MCCAY P. A.																			
24-00243 03/12/24 Planning Board:Legal																			
		1	Planning Board:Legal		1,306.50	4-01-21	180-205		B	Planning Bd - Professional Service	R	03/12/24	03/12/24			3177978	N		
24-00272 03/14/24 Legal:Bond Ordinance																			
		1	Legal:Bond Ordinance		1,560.00	4-01-20	130-205		B	Finance - Professional Finance Services	R	03/14/24	03/14/24			3176941	N		
24-00273 03/14/24 Escrow:Legal																			
		1	Escrow:Legal		273.00	PB24-2-2P			P	GEORGE & MARTA GALLARA	R	03/14/24	03/14/24			3177588	N		
				Vendor Total:	3,139.50														
PLATR THE PLATT LAW GROUP, P. C.																			
24-00251 03/12/24 COAH FEBRUARY 2024																			
		1	COAH FEBRUARY 2024		277.50	T-13-56	860-824		B	Reserve for COAH (521)	R	03/12/24	03/14/24			16776	N		
				Vendor Total:	277.50														

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HADDON HEIGHTS BOROUGH  
Purchase Order Listing by Vendor Id

Vendor #	Name	PO #	PO Date	Description	Amount	Contract	PO Type	Charge Account	Acct Type	Description	Stat/Chk	First Rcvd	Enc Date	Date	Chk/Void	Invoice	1099
	PRINHS PRINCETON HOSTED SOLUTIONS LLC																
	24-00256	03/12/24	PHONES FEBRUARY 2024														
	1	PHONES FEBRUARY 2024			270.35	4-01-31-440-216			B	Regular Telephones	R	03/12/24	03/14/24			240600301	N
	Vendor Total:				270.35												

Vendor #	Name	PO #	PO Date	Description	Amount	Contract	PO Type	Charge Account	Acct Type	Description	Stat/Chk	First Rcvd	Enc Date	Date	Chk/Void	Invoice	1099
	PSE&G																
	24-00268	03/13/24	PSE&G FEBRUARY 2024 (1)														
	1	STREET LIGHTS			8,246.02	4-01-31-435-288			B	Street Lighting	R	03/13/24	03/14/24				N
	2	MUNICIPAL BLDG			1,218.64	4-01-31-430-288			B	Electric & Gas	R	03/13/24	03/14/24				N
	3	CERVINO FIELD			8.76	4-01-31-430-288			B	Electric & Gas	R	03/13/24	03/14/24				N
	4	HH FIRE DEPT			1,428.57	4-01-31-430-288			B	Electric & Gas	R	03/13/24	03/14/24				N
	5	LOG CABIN			291.38	4-01-31-430-288			B	Electric & Gas	R	03/13/24	03/14/24				N
	6	CANNON LIGHTS			5.12	4-01-31-435-288			B	Street Lighting	R	03/13/24	03/14/24				N
	7	SOF BLDG			1,629.86	4-01-31-430-288			B	Electric & Gas	R	03/13/24	03/14/24				N
	8	COMMUNITY CENTER			173.13	4-01-31-430-288			B	Electric & Gas	R	03/13/24	03/14/24				N
	9	DEVON AVE LIGHTS			1,942.36	4-01-31-435-288			B	Street Lighting	R	03/13/24	03/14/24				N
	10	GLOVER AVE LIGHTS			233.97	4-01-31-435-288			B	Street Lighting	R	03/13/24	03/14/24				N
	Vendor Total:				15,177.81												

Vendor #	Name	PO #	PO Date	Description	Amount	Contract	PO Type	Charge Account	Acct Type	Description	Stat/Chk	First Rcvd	Enc Date	Date	Chk/Void	Invoice	1099
	SJSAN SEASIDE WASTE SERVICES INC																
	24-00261	03/12/24	FEB 2024 TRASH COLLECTION														
	1	FEB 2024 TRASH COLLECTION			48,912.50	4-01-26-305-202			B	Trash - SJ Sanitation	R	03/12/24	03/14/24			211595	N
	Vendor Total:				48,912.50												

Vendor #	Name	PO #	PO Date	Description	Amount	Contract	PO Type	Charge Account	Acct Type	Description	Stat/Chk	First Rcvd	Enc Date	Date	Chk/Void	Invoice	1099
	SUPEV SUPERIOR VISION INSURANCE NGL																
	24-00246	03/12/24	VISION MARCH 2024														
	1	VISION MARCH - POLICE			661.33	4-01-23-220-247			B	Vision Plan	R	03/12/24	03/14/24			803405	N
	2	VISION MARCH - RETIREES			108.81	4-01-23-220-247			B	Vision Plan	R	03/12/24	03/14/24			803408	N
	3	VISION MARCH - GWU			69.29	4-01-23-220-247			B	Vision Plan	R	03/12/24	03/14/24			803406	N
	4	VISION MARCH - NONCONTRACT			61.09	4-01-23-220-247			B	Vision Plan	R	03/12/24	03/14/24			803407	N
	Vendor Total:				900.52												

Vendor Total: 900.52

Vendor #	Name	PO #	PO Date	Description	Amount	Contract	PO Type	Charge Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
VER24	VERIZON	24-00269	03/13/24	INTERNET MARCH 2024	129.99	4-01-31-440-216	B	Regular Telephones	R			03/13/24	03/14/24			N
		1		INTERNET MARCH 2024	129.00	4-01-31-440-216	B	Regular Telephones	R			03/13/24	03/14/24			N
		2		CABIN INTERNET MARCH 2024	258.99											N
	Vendor Total:				258.99											
VER33	VERIZON	24-00270	03/13/24	FEBRUARY 2024 PHONES (3)	77.68	4-01-31-440-216	B	Regular Telephones	R			03/13/24	03/14/24			N
		1		856-546-1025												
		24-00271	03/13/24	MARCH 2024 PHONES (1)	42.19	4-01-31-440-216	B	Regular Telephones	R			03/13/24	03/14/24			N
		1		856-546-0295	57.02	4-01-31-440-216	B	Regular Telephones	R			03/13/24	03/14/24			N
		2		856-546-2582	16.66	4-01-31-440-216	B	Regular Telephones	R			03/13/24	03/14/24			N
		3		856-546-2583	170.89	4-01-31-440-216	B	Regular Telephones	R			03/13/24	03/14/24			N
		4		856-546-5340	286.76											N
	Vendor Total:				364.44											
VOORA	VOORHEES ANIMAL ORHPANAGE	24-00245	03/12/24	STRAY ANIMAL HOLDING MAR 2024	417.00	4-01-27-340-205	B	Animal	R			03/12/24	03/14/24		92107	N
		1		STRAY ANIMAL HOLDING MAR 2024												
	Vendor Total:				417.00											
WLWL	WADE, LONG, WOOD, & LONG, LLC	24-00244	03/12/24	LEGAL FEES FEB 2024	5,526.00	4-01-20-155-205	B	Legal Contractual - Solicitor Expense	R			03/12/24	03/14/24		32032	N
		1		LEGAL FEES FEB 2024												
	Vendor Total:				5,526.00											
Total Purchase Orders:		65	Total P.O. Line Items:	128	Total List Amount:	319,144.01	Total Void Amount:	0.00								

Totals by Year-Fund	Fund	Budget Total	Revenue Total	g/L Total	Project Total	Total
Fund Description						
CURRENT FUND	3-01	4,072.41	0.00	0.00	0.00	4,072.41
CURRENT FUND	4-01	248,761.84	0.00	0.00	0.00	248,761.84
	4-13	0.00	0.00	0.00	55,747.64	55,747.64
ESCROW FUND-PLANNING BOARD	4-17	0.00	0.00	0.00	8,424.50	8,424.50
Year Total:		248,761.84	0.00	0.00	64,172.14	312,933.98
GENERAL CAPITAL FUND	C-04	1,196.25	0.00	0.00	0.00	1,196.25
GRANT FUND	G-02	589.00	0.00	0.00	0.00	589.00
DOG TRUST (ANIMAL)	T-12	52.20	0.00	0.00	0.00	52.20
TRUST - OTHER TRUST	T-13	300.17	0.00	0.00	0.00	300.17
Year Total:		352.37	0.00	0.00	0.00	352.37
Total of All Funds:		254,971.87	0.00	0.00	64,172.14	319,144.01

Project Description	Project No.	Project Total
UNA VOCE -414 WHITE HORSE PIKE	PB22-5-1P	2,865.75
MURPHY - 28 ELEVENTH	PB22-6-1P	128.00
DISTINCTIVE IMAGE, 604 WHHP	PB23-5-2P	153.00
DISTINCTIVE IMAGE-603 WHP	PB23-9-3P	1,317.00
KEITH & BETH BORCHERS	PB24-2-1P	748.75
GEORGE & MARTA GALLARA	PB24-2-2P	273.00
Pioneer Pipe	PD23-005	48,813.51
PSE&G	PD23-006	5,355.63
Verizon	PD23-007	676.50
Roman E&G Corp	PD24-001	902.00
GMMW REDEVELOP-202 W ATLANTIC	RD22-12-1R	126.00
18 WHP REDEVELOP-HH SENIOR	RD22-9-1R	2,208.00
BROKEN GROUND- 501 STATION	RD22-9-2R	605.00
Total of All Projects:		<u>64,172.14</u>



**RESOLUTION 2024:88**

**RESOLUTION AMENDING RESOLUTION 2024:31  
RESOLUTION CONCERNING APPOINTMENTS**

WHEREAS, various corrections and/or additional appointments are necessary for the year 2024;

NOW, THEREFORE BE IT RESOLVED, the individuals named below are hereby appointed to the Commissions and Boards so listed below.

**Planning and Zoning Board**

**Term Expires**

Scott Schreiber

*expiring 12/31/2025*

Lauren McCall

*expiring 12/31/2024*

**Environmental Commission**

Bob Costello

*filling expired term through 12/31/2025*

**Library Board of Trustees**

Nancy Gulick

*filling unexpired term through 12/31/26*

**Heights Grows**

Sue Wasienko

*filling unexpired term through 12/31/26*

Date: March 19, 2024

\_\_\_\_\_  
Mayor Zachary Houck

ATTEST: \_\_\_\_\_  
Kelly Santosusso, RMC, Borough Clerk

CERTIFICATION:

I, Kelly Santosusso, Clerk of the Borough of Haddon Heights, do hereby certify the foregoing Resolution to be a true and correct copy of a Resolution duly adopted by Borough Council at the Regular Business Meeting held March 19, 2024.

\_\_\_\_\_  
Kelly Santosusso, RMC, Borough Clerk

**RESOLUTION 2024:89**

**RESOLUTION APPROVING CHANGE ORDER #1  
FOR THE FY 2021/ FY 2022 ROAD PROGRAM, ELEVENTH, MAPLE,  
BRADSHAW AND FIRST AVENUES**

**WHEREAS**, it was necessary to make changes to the contract amount based on Supplemental Items and required for change of scope due to utility company requirement and based on as-built quantities installed and is within the allocated construction costs of the contract with Think Pavers, LLC; and

**WHEREAS**, Change Order #1 (Final) was developed to itemize and authorize those changes; and

**WHEREAS**, adjustment to final contract is \$21,671.24 representing a 2.29% decrease with new contract amount now reflected as \$923,666.76.

**WHEREAS**, the Chief Financial Officer has certified that these funds will be encumbered from Account #C-04-55-834-801 for the FY 2021/FY 2022 Road Program, Eleventh, Maple, Bradshaw and First Avenues.

**NOW THEREFORE BE IT RESOLVED** that the above Change Order #1 is hereby approved by the Governing Body of the Borough of Haddon Heights in the County of Camden and in the State of New Jersey.

Date: March 19, 2024

**BOROUGH OF HADDON HEIGHTS**

\_\_\_\_\_  
Mayor Zachary Houck

ATTEST: \_\_\_\_\_  
Kelly Santosusso, RMC, Borough Clerk

**CERTIFICATION:**

I, Kelly Santosusso, Borough Clerk for the Borough of Haddon Heights do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution adopted at a public meeting of the Governing Body held March 19, 2024.

\_\_\_\_\_  
Kelly Santosusso, RMC, Borough Clerk



March 12, 2024

Think Pavers, LLC  
125 Kings Highway  
Mt. Royal, NJ 08061

Attn: Nicholas Furfari, President

Re: FY 2021 / FY 2022 Road Program  
Eleventh Avenue, Maple Avenue, Bradshaw Avenue, & First Avenue  
Borough of Haddon Heights, NJ 08035  
Bach Associates No.: HH2022-2

Dear Mr. Furfari:

In order to close out the referenced project and for us to recommend that the Borough release retainage with Payment Application #8 (Final) in the amount of \$40,973.57 our office requires you to complete the following:

1. Submit a two-year maintenance bond for the time period beginning 10/10/23 for 100% of the Final Contract Value of \$923,666.76 in accordance with the contract documents.
2. Submit a signed and notarized copy of the attached Prevailing Wage Payment Certification per the contract documents.
3. Submit a signed and notarized copy of the attached Lien form per the contract documents.
4. Sign and return all three (3) copies of the enclosed Change Order #1 (Final). Upon execution by the Borough, we will return one copy to you for your files.

If you should have any questions or need any further information, please do not hesitate to contact me.

Very truly yours,  
BACH ASSOCIATES, PC

Craig A. Reilly, PE, CME  
Associate

Cc: Mayor & Council c/o Kelly Santosusso, Borough Clerk

s:\hh2022 haddon heights\hh2022-2 road program\docs\l - think pavers - close out docs - 030124.doc

7.09 CERTIFIED PAYROLL REPORTS

The Contractor shall submit original certified payroll reports within 10 days of the payment of wages to the Owner with a copy to the Owners designee, in compliance with N.J.A.C. 12:60.

PREVAILING WAGE PAYMENT CERTIFICATION

This form must be executed by Contractor and submitted with final voucher prior to final payment.

PROJECT FY2022 Haddon Heights Road Program

TO Borough of Haddon Heights  
(NAME OF OWNER AS IT APPEARS IN CONTRACT)

RE: Contract for Certification of Contractor of Payment of Prevailing Wages to Workmen Pursuant to New Jersey Prevailing Wage Act. Chapter 150 Laws of 1963 of New Jersey and all other claims.

The undersigned Contractor hereby certifies that any and all workmen employed by the undersigned Contractor and all Subcontractors have been paid in full and prevailing wages for their respective crafts or trades as determined and computed by the Commissioner of Labor and Industry, of the State of New Jersey, and that all suppliers and material men have been paid in full all amounts claimed by them, and there remains no outstanding claim, lien, or dispute; nor any contingent claim by any of the foregoing:

DATED: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_  
\_\_\_\_\_  
(NAME OF CONTRACTOR)

STATE OF NEW JERSEY

COUNTY OF \_\_\_\_\_

\_\_\_\_\_, being duly sworn according to law, upon his oath disposes and says that he is the \_\_\_\_\_ (Owner-pres. or authorized agent) of \_\_\_\_\_ (name of corporation) that he has read the aforesaid statement of certification and knows the content thereof, and that the same is true of his own knowledge and this affidavit is being executed by him pursuant to the New Jersey Prevailing Wage Act (Chapter 150 of Laws of 1963).

\_\_\_\_\_  
Signature

Subscribed and sworn  
before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
Notary Public of New Jersey

My commission expires \_\_\_\_\_, 20\_\_\_\_\_

**Agreement to Satisfy and Indemnify with Respect to Liens**

I, \_\_\_\_\_ agree to satisfy any and all liens, including but not limited to, liens asserted by any subcontractor(s), equipment or material supplier, workers' compensation carrier or plan, insurance carrier, health insurer or plan and/or governmental agency or program which has provided any services and/or products/equipment in association with this project **FY2022 Haddon Heights Road Program** out of the monies that the **Borough of Haddon Heights** is paying related to construction and/or completion of this project. In recognition of this obligation to satisfy all such liens out of the aforesaid monies, I further agree to defend and indemnify the **Borough of Haddon Heights**, its attorneys, its engineer, and its insurance carriers from and against any and all claims made or actions filed against the **Borough of Haddon Heights**, its attorneys, its engineer, or its insurance carriers for payment of any such liens.

\_\_\_\_\_ by: \_\_\_\_\_  
Date Signature

Subscribed and sworn  
before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
Notary Public of New Jersey

My Commission Expires \_\_\_\_\_, 20\_\_\_\_

CHANGE ORDER NUMBER - 1 (FINAL)

Project	FY 2022 ROAD PROGRAM - ELEVENTH AVENUE, MAPLE AVENUE, BRADSHAW AVENUE & FIRST AVENUE
Municipality	BOROUGH OF HADDON HEIGHTS
County	CAMDEN
Contractor	THINK PAVERS

In accordance with the project Supplementary Specification, the following are changes in the contract.  
 Location and Reason for Change (Attach additional sheets if required)

Change Order #1(Final) based on Supplemental Items required for change of scope due to utility company requirement and based on as-built quantities installed.

Item No.	Description	Quantity (+/-)	Unit Price	Amount
<b>EXTRA</b>				
8	REMOVAL OF PAVEMENT	77.60 SY	\$40.00	\$3,104.00
25	CONCRETE SIDEWALK, 4" THICK	13.13 SY	\$70.00	\$919.10
26	CONCRETE DRIVEWAY, REINFORCED, 6" THICK	152.90 SY	\$70.00	\$10,703.00
30	TOPSOILING, 4" THICK (IF & WHERE DIRECTED)	187.20 SY	\$2.00	\$374.40
31	FERTILIZING AND SEEDING, TYPE "A-3" (IF & WHERE DIRECTED)	100.00 SY	\$0.50	\$50.00
			<b>Total Extra =</b>	<b>\$15,150.50</b>
<b>REDUCTION</b>				
3	ASPHALT PRICE ADJUSTMENT	-1.00 LS	\$500.00	-\$500.00
4	FUEL PRICE ADJUSTMENT	-1.00 LS	\$500.00	-\$500.00
6	EXCAVATION, UNCLASSIFIED	-497.60 CY	\$28.40	-\$14,131.84
7	KEYWAY CONSTRUCTION	-11.00 SY	\$10.00	-\$110.00
9	DENSE GRADED AGGREGATE BASE COURSE, 6" THICK	-1542.40 SY	\$10.00	-\$15,424.00
10	HOT MIX ASPHALT 19M64 BASE COURSE, 4" THICK	-842.40 SY	\$19.00	-\$16,005.60
11	HOT MIX ASPHALT 9.5M64 SURFACE COURSE, 2" THICK	-149.40 SY	\$11.00	-\$1,643.40
12	HOT MIX ASPHALT 9.5M64 SURFACE COURSE, 1.5" THICK	-56.00 SY	\$8.00	-\$448.00
13	HOT MIX ASPHALT 9.5M64 LEVELING COURSE, VARIABLE THICKNESS	-25.00 TON	\$110.00	-\$2,750.00
14	TACK COAT (IF & WHERE DIRECTED)	-1200.00 GAL	\$0.01	-\$12.00
15	PRIME COAT (IF & WHERE DIRECTED)	-2000.00 GAL	\$0.01	-\$20.00
17	CLEANING AND SEALING JOINTS AND CRACKS IN CONCRETE PAVEMENT (IF & WHERE DIRECTED)	-300.00 LF	\$0.01	-\$3.00
18	18" REINFORCED CONCRETE PIPE, CLASS III	-25.00 LF	\$50.00	-\$1,250.00
22	FULL DEPTH CONCRETE PAVEMENT REPAIR, CONCRETE CLASS B (IF & WHERE DIRECTED)	-18.00 SY	\$70.00	-\$1,260.00
23	CONCRETE BASE COURSE, 6" THICK	-26.70 SY	\$95.00	-\$2,536.50
24	CONCRETE SURFACE COURSE, 6" THICK	-10.70 SY	\$70.00	-\$749.00
27	8" X 18" CONCRETE VERTICAL CURB	-60.00 LF	\$50.00	-\$3,000.00
29	TRAFFIC MARKINGS, SYMBOLS	-19.00 SF	\$8.00	-\$152.00
41	SEWER CLEANING / PRE-INSTALLATION VIDEO OF INSPECTION OF SANITARY SEWER	-18.00 LF	\$4.50	-\$81.00
42	10" GRAVITY SEWER CURED IN PLACE PIPE (CIPP)	-16.20 LF	\$62.00	-\$1,004.40
44	ELIMINATION OF PROTRUDING SANITARY SEWER LATERAL CONNECTIONS (IF & WHERE DIRECTED)	-20.00 UN	\$25.00	-\$500.00
45	PVC SANITARY SEWER MAIN REPLACEMENT / REPAIR (IF & WHERE	-10.00 LF	\$300.00	-\$3,000.00
46	SANITARY SEWER LATERAL REPLACEMENT / REPAIR (IF & WHERE I	-20.00 LF	\$50.00	-\$1,000.00
47	SANITARY SEWER LATERAL CLEANOUT REPLACEMENT (IF & WHER	-5.00 UN	\$50.00	-\$250.00
			<b>Total Reduction =</b>	<b>-\$66,330.74</b>
<b>SUPPLEMENTAL</b>				
S1	MILLING HMA, 4" THICK	1393.00 SY	\$13.00	\$18,109.00
S2	BASE REPAIR	38.00 TN	\$300.00	\$11,400.00
			<b>Total Supplemental =</b>	<b>\$29,509.00</b>

\* Indicates items are NJDOT Non-Participatory (Fence around Basketball Court)

Amount of Original Contract	\$945,338.00	Extra	\$15,150.50
Adjusted Amount Based on Change	\$923,666.76	Supplemental	\$29,509.00
Order Nos. 1		Reduction	(\$66,330.74)
% Change in Contract	(-) -2.29%	Total Change	(\$21,671.24)
[(+) Increase of (-) Decrease]			

\_\_\_\_\_  
(Engineer) (Date)

\_\_\_\_\_  
(Presiding Officer) (Date)

\_\_\_\_\_  
(Contractor) (Date)

**RESOLUTION 2024:90**

**RESOLUTION OF BOROUGH OF HADDON HEIGHTS RESCINDING RESOLUTION 2024:77 AND AUTHORIZING THE BOROUGH ENGINEER TO DESIGN, INSPECT AND PUBLICLY BID THE RECONSTRUCTION OF MAPLE AVENUE FROM DEVON AVENUE TO GLENVIEW AVENUE PROJECT**

**WHEREAS**, the Borough of Haddon Heights has allocated \$219,525.00 of Capital funding for the Reconstruction of Maple Avenue between Devon Avenue and Glenview Avenue; and,

**WHEREAS**, the Borough Engineer has submitted an Engineer's Estimate to the Borough of Haddon Heights including costs for professional services related to this project that will be funded by the Borough of Haddon Heights; and

**WHEREAS**, the costs for Design Engineering, Construction Inspection and Material Testing will total \$39,600.00; and

**WHEREAS**, the Borough hereby rescinds Resolution 2024:77;

**NOW, THEREFORE, BE IT RESOLVED** that Council of the Borough of Haddon Heights, County of Camden, State of New Jersey, formally approves professional services costs from the Borough Engineer for the Reconstruction of Maple Avenue from Devon Avenue to Glenview Avenue project dated July 28, 2023.

Date: March 19, 2024

**BOROUGH OF HADDON HEIGHTS**

\_\_\_\_\_  
Mayor Zachary Houck

**ATTEST:** \_\_\_\_\_  
Kelly Santosusso, RMC, Borough Clerk

I, Kelly Santosusso, Borough Clerk of Borough of Haddon Heights, do hereby certify that the above resolution is a true and complete copy of a resolution adopted March 19, 2024.

\_\_\_\_\_  
Kelly Santosusso, Borough Clerk

**RESOLUTION 2024:91**

**RESOLUTION AUTHORIZING TRANSFERS OF APPROPRIATION RESERVES**

**WHEREAS**, there are certain appropriation reserves in the 2023 budget of the Borough of Haddon Heights in which there remains insufficient balances to meet the requirements for operating the Borough’s affairs for the remainder of 2024; and

**WHEREAS**, R.S. 40A: 4-58 permits transfers during the first three months of the fiscal year from certain appropriations, where unexpected balances will not be needed to those appropriations facing deficiencies, said transfer to be authorized by not less than two-thirds of the full membership of the governing body.

**NOW, THEREFORE BE IT RESOLVED**, by Mayor and Council of the Borough of Haddon Heights, Camden County, New Jersey that the transfers be made between the budget appropriations reserves as follows:

<b>Budget Acct</b>	<b>Description</b>	<b>Transfer In</b>	<b>Transfer Out</b>
3-01-32-465-203	Solid Waste Disposal	6,253.42	
3-01-20-165-205	Engineering - Professional Services		6,253.42
	<b>Totals</b>	<u>\$6,253.42</u>	<u>\$6,253.42</u>

Date: March 19, 2024

\_\_\_\_\_  
Mayor Zachary Houck

ATTEST: \_\_\_\_\_  
Kelly Santosusso, RMC, Borough Clerk

COUNCIL MEMBER	MOTION	2 <sup>ND</sup>	YES	ABSTAIN	NO	ABSENT
Christopher Morgan						
Tom Ottoson						
Regina Philipps						
Kate Russo						
Matthew Pagan						
Kate Harron						