

MINUTES OF THE SPECIAL PLANNING BOARD FROM 11/01/23

The in person meeting was called to order at 7:00pm by Jeff Hanson.

Present: Jeff Hanson, Dean Doukakis, Michael Madden, Christopher Morgan, Jennifer Bonaccorsi, Mayor Houck, John Schmidt, and Brian Shannon

Excused: Michael Famular

Also Present: Alena Hyatt; Solicitor, Suzanne Ritter; Secretary

New Business:

Redevelopment Plan against Master Plan

Ms. Leah Fury Brooder was sworn into the record tonight.

Last month's discussion was around setbacks. 501 WHP is 17 feet from the property line and 41 feet from the curb on WHP. Along Station Avenue is for 0 feet from the property, current proposal will be set back 5 feet, the 2nd and 3rd foot would be 0 foot setback.

Comments from PB Members:

Bike racks: U shaped design is recommended on the report. The Borough's standard design could be swapped out instead of a U shape design for the bike rack.

Setbacks: could the setbacks be better along White Horse Pike versus the Master Plan? The smaller setback could benefit the downtown character be defined. (Setbacks in the current plan). It would be a visual cue for the driver to know where Station Avenue is located. There is no safety requirements with the proposed site lines on the setbacks. All sides of the building will be designed with all the same visual architectural features.

Comments from the public:

Bob Hunter 213 Second Avenue in Haddon Heights - questions around the steps in the redevelopment process. Side yard setbacks on the WHP about 40 feet from curb, the minimal would be 19 feet from the curb. Parking could be off-site with an agreement lasting 3 years. After 3 years the developer would need to find new parking elsewhere.

Margret Westfield 425 White Horse Pike - 126 White Horse Pike should not be included in this plan. The current plan does not allow demolish of the property at 126 White Horse Pike.

Rose Fitzgerald questioned the Carmondy Building parking in front along White Horse Pike.

Mary Finnley at 32 First Avenue no mention that WHP and Station Avenue is on the National State and Local Historic Registry in this report. Page 11 talks about pilothouse. The pilothouse has the purpose of getting onto the roof deck from the third floor building.

Carol Larro of 318 Ninth Avenue wants to make sure that HPC is involved in the process.

Brad Slamp 12 Glover and a member of HPC. If 505 were to be demolished would the plan need to come to HPC? Answer is yes.

Kathy Lange 26 First Avenue is there is no formal redevelopment committee report from council.

Emily Givens, Leah Furey Bruder are the professionals on the redevelopment committee.

Douglas Hill 35 feet high is the heights requirement. Total density is not considered in this whole district and in this current plan.

Bill Lange 26 First Avenue don't forget about history of a house being demolished on WHP over 20 years ago.

Summation by Alena Hyatt; 1st recommendation the bike racks be in conformance to what council has already adopted. 2nd recommendation the setbacks along White Horse Pike can be reduced (setbacks as close to the setback for Carmody building as much as possible without parking in front).

Motion by Michael Madden; Seconded by Dean Doukakis to approve the report dependent on a few changes as requested during the meeting. Vote was 7 yes and 1 abstain vote. Motion passed.

Adjournment:

Motioned by Mayor Houck; Seconded by Dean Doukakis to adjourn at 8:30pm.