



November 9, 2023

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

Attn: Suzanne Ritter, Planning Board Secretary

Re: NCPG 1500 Kings, LLC
Use Variance Review
Block 80, Lot 1
1500 Kings Highway
Haddon Heights, N.J. 08035
Bach Project No. HHPB2023-23

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 9-22-23.
- Application Overview and Legal Standard of Review
- Haddon Heights Planning Board Application for Use Variance
- Haddon Heights Planning Board Use & Bulk Variance Checklist
- Survey entitled "Survey of Property, 1500 Kings Highway, Block 80, Lot 1, Haddon Heights Borough, Camden County, New Jersey", prepared by Tristate Engineering and Surveying, PC, dated 7-26-23, no revision.
- Plan entitled "Variance Plan, 1500 Kings Highway, Block 80, Lot 1, Haddon Heights Borough, Camden County, New Jersey", prepared by Tristate Engineering and Surveying, PC, dated 7-26-23, no revision.

SITE INFORMATION:

Owner/Applicant: NCPG 1500 Kings, LLC
1630 Rt 322, Unit C
Swedesboro, NJ 08085
609-902-0354

NCPG 1500 Kings, LLC
Use Variance Review
Block 80, Lot 1
1500 Kings Highway
Haddon Heights, N.J. 08035
Bach Project No. HHPB2023-23
November 9, 2023
Page 2 of 5

PROJECT SUMMARY:

The applicant is seeking a use variance approval to allow for a fleet vehicle / equipment storage and maintenance use at the subject property.

The property previously received use variance approval for space planning manufacturing, auto repair/customization business, and craft brewery uses at the .at the October 2016 Planning Board Meeting per Resolution CS#16-10-4P. (resolution attached)

The property later received approval for a use variance to also allow a residential apartment at the April 2018 Meeting Per CS#18-3-3P. In both cases the applicant was listed as Antares Property Management, LLC. (resolution attached)

The project site is located on the southerly side of Kings Highway (County Route 551), east of Black Horse Pike (US Route 168). The property is a 41,033 sf parcel in the Borough's R-4 Residential Zone with associated parking and shared driveway with adjacent Lots 2 & 2.01 within a 30' wide R.O.W. Easement. The applicant is seeking Use Variance to permit vehicular storage and maintenance.

ZONING:

The following principal uses are permitted in the 'R-4' zoning District:

- A. Single detached one-family dwelling house.
- B. Accessory uses incidental or subordinate to a single detached one-family dwelling.
- C. Public or private parks, playgrounds, gardens, greenhouses and outdoor storage buildings.
- D. Public recreation and community center buildings and grounds.

VARIANCES:

The following variance will be required for the application:

Use Variance. The applicant will require a "D(1)" use variance to expand the intensity of previously granted use variance(s). The applicant proposes fleet vehicle / equipment storage and maintenance use within the R-4 District when it is not a specifically permitted use.

Standard of Proof for “D” Variances

For “D” variances it is the applicant’s obligation to present the “Positive” and “Negative” criteria to justify the variance. The applicant must prove to the satisfaction of the Board that there are “special reasons” for the Board to exercise its jurisdiction to grant the requested relief, demonstrating that the site is particularly suited to the proposed use and that the proposal will advance the purposes of Municipal Land Use Law and the Township’s Master Plan and Zoning ordinances (POSTIVE criteria).

The applicant must also show that the variance can be granted without substantial detriment to the public good and that the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance (NEGATIVE criteria).

REVIEW COMMENTS:

Our office has reviewed all information submitted and offer the following comments regarding the application:

1. The applicant shall provide testimony regarding the following:
 - a) As no architectural plans have been submitted, testimony shall be provided as to the extent and building area that the fleet vehicle / equipment storage and maintenance use would occupy. In addition, the applicant shall provide testimony as to what uses are proposed to remain and the extent of the building area they are to occupy.
 - b) No information has been provided in regards to parking demand for the intended uses. It shall be noted that the parking spaces reflected on the Variance Plan do not match the previously approved Minor Site Plan. Testimony shall be provided as to parking demand in relation to Borough Ordinance requirements.
 - c) Testimony shall be provide in regards to off-site and on-site employees and expected visitors for each business.
 - d) Testimony shall be provided for the hours of operation for each business.
 - e) The types, number, frequency, and times of any vehicles that are anticipated to be access the site for each business.
 - f) The types and number of vehicles that are anticipated to be stored on the premises for the fleet vehicle / equipment storage and maintenance use.

- g) Refuse and recycling generated by the business and location of refuse storage.
 - h) Any possible conditions of hazard, smoke, fumes, noise, odor or dust or other noxious or offensive conditions detrimental to the health, safety or general welfare of the surrounding area that may be generated.
 - i) Condition and adequacy of existing lighting at the site.
2. Our office performed a site visit on November 8, 2023 and determined that there is substantial outside storage of materials and debris. Per §450-18 No outdoor storage of construction equipment is permitted at the site and the debris shall be eliminated from the site. (See attached photos)
 3. The Variance Plan indicates a partial truck turning template for WB-40 trucks accessing the rear of the building. As represented this truck access would be a single aisle and indicates only a backing in truck movement to the rear loading area. Testimony shall be provided as to how WB-40 trucks would maneuver on the site to be able back into the single width drive aisle without encroaching on adjacent properties.
 4. The applicant shall provide testimony regarding what type and size of vehicles are to be stored and require maintenance and where the vehicles will be stored. It shall be noted that the fenced area with dirt/gravel driveway and the rear of the building where the loading dock is located may not be utilized for vehicle parking or storage unless it is paved as any fluids that may drip from the cars may leech into the ground and be an environmental hazard.
 5. The applicant shall provide testimony regarding their procedures of vehicles in need of maintenance specifically addressing any fluids that may drip from vehicles and the intended method of capture, storage and disposal of fluids.
 6. The applicant shall provide testimony regarding any refuse or recycling materials generated at the site. The location of an existing or proposed trash enclosure shall be shown on the Variance Plan.
 7. There is currently a dumpster on-site that has been at that location for more than a year. The dumpster shall not be utilized in place of a trash enclosure. A trash enclosure shall be provided. (See attached photos)
 8. The existing driveway apron at White Horse Pike is in disrepair and shall be replaced. (See attached photos)

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Bach Project No. HHPB2023-23
November 9, 2023
Page 5 of 5

9. The adjacent block and lot numbers shall be shown on the Variance Plan.
10. The applicant is responsible for any outside agency approvals that may be required including but not limited to the Camden County Planning Board.

If the Use Variance is approved by the Board the applicant shall provide a revised Variance Plan addressing the comments noted above. Our office reserves the right to make additional comments regarding revised application materials.

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

Very truly yours,
BACH ASSOCIATES, PC

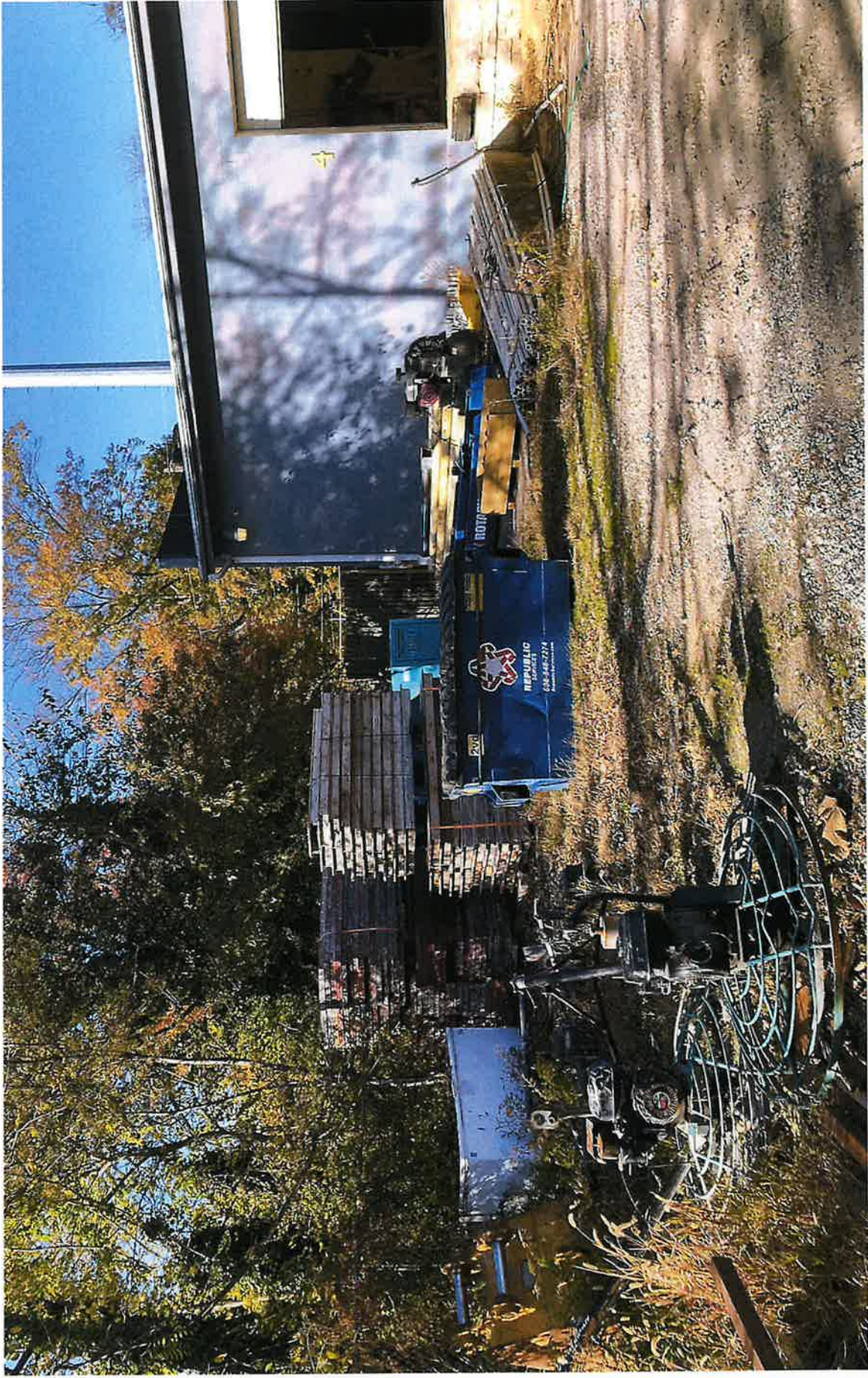


Steven M. Bach, PE, RA, PP, CME
President

Cc: Michael W. Herbert, Esq. Board Solicitor
Alena Hyatt, Esq., Board Solicitor
Dave Taraschi, Zoning Code Enforcement Officer
NCPG 1500 Kings, LLC, Applicant/Owner
Darryl C. Rhone, Esq., Applicant's Attorney

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LLC Use Variance Review.doc

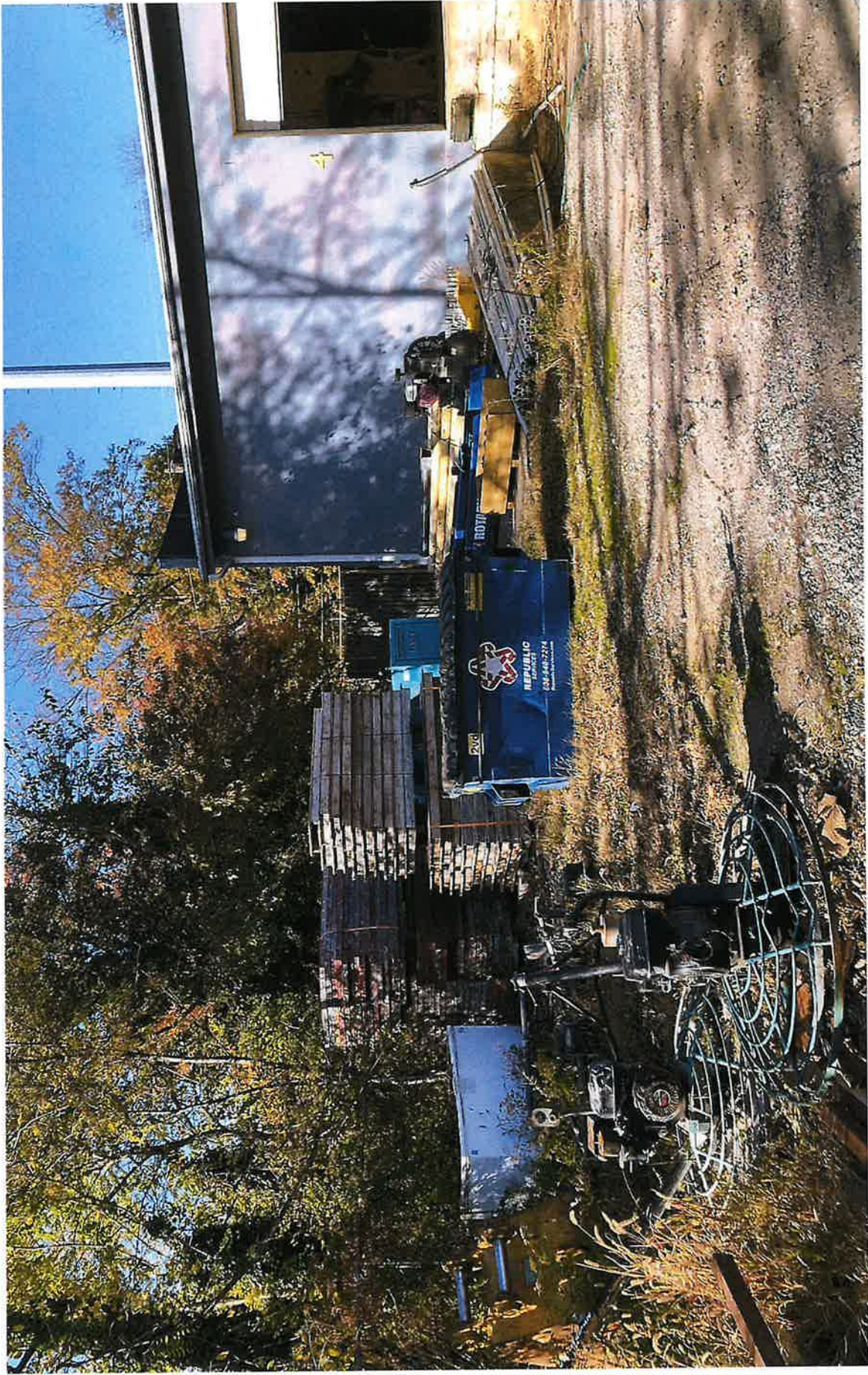
Site Photograph of Property
1500 Kings Highway, Haddon Heights, NJ
November 8, 2023



Site Photograph of Property
1500 Kings Highway, Haddon Heights, NJ
November 8, 2023



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1500 Kings Highway, Haddon Heights, NJ
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1500 Kings Highway, Haddon Heights, NJ
November 8, 2023



BA **BACH Associates, PC**
ENGINEERS • ARCHITECTS • PLANNERS

Site Photograph of Property
1500 Kings Highway, Haddon Heights, NJ
November 8, 2023



Site Photograph of Property
1500 Kings Highway, Haddon Heights, NJ
November 8, 2023



PLANNING BOARD OF HADDON HEIGHTS, NEW JERSEY
RESOLUTION CS#16-10-4P
GRANTING USE VARIANCES, BULK VARIANCES, MINOR SITE PLAN
APPROVAL AND WAIVERS TO ANTARES PROPERTY MANAGEMENT, LLC
AT THE PREMISES 1500 KINGS HIGHWAY, HADDON HEIGHTS, NJ

At a duly noticed meeting of the Haddon Heights Planning Board held on October 20, 2016 at 7:00 P.M., the following members were present and voting:

Chris Soriano, Chairman
Dean Doukakis, Vice-Chairman
Stephen Berryhill (disqualified as to Class I member)
Robert Hunter (disqualified as to Class III member)
Richard Kinkler
Thomas Ferrese
Frank Ferrese
Jeff Hanson
Jaclyn Parisi (recused)
Michael Gatti
Michael Cicalese

Also present: Donald S. Ryan, Esquire, Solicitor
Stephanie Gee, Secretary
Ron Newell, Zoning Official
Steve Bach, Planning Board Engineer

SUBJECT:

The Board considered the application of Antares Property Management, LLC, which is a proposed contract purchaser of the subject premises. The property is currently owned by John Merryfield, who is President of Window Factory Inc. The subject property is known as 1500 Kings Highway, Haddon Heights, New Jersey. The property is also designated as Block 80, Lot 1 on the Haddon Heights Tax Map. The property is located in the R-4 Residential Zoning District. The past use of the property was a manufacturing and sales office for a window factory in accordance with use variances previously granted. In addition, the property is utilized for a cell tower communication facility, which was approved by use variance granted by the Zoning Board.

65

The applicant proposes to convert the existing vacant manufacturing/sales facility to a multi-tenant mixed commercial property consisting of manufacturing, automobile customization, and craft brewery. The application is made pursuant to the Haddon Heights Land Development Ordinance Section 450-33 and the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-70(c), (d) and N.J.S.A. 40:55D-46.1 (minor site plan) and 51 (exceptions/waivers).

The applicant was represented by Robert Schwartz, Esquire.

The following witnesses appeared, were sworn and testified in support of the application:

1. John Ochipinti, a principal of Antares Property Management, LLC.
2. Leo Sassani, a principal of Antares Property Management, LLC.
3. Jeff Sassani, a principal of Antares Property Management, LLC.
4. Ricky Lees, a principal of Lunacy Brewing, LLC.
5. John Merryfield, owner of the property.
6. Jay Simms, Engineer and Planner with Consulting Engineer Services.
7. Robert Bower, Project Manager for Canuso Communities

Steve Bach, the Planning Board Engineer, was also sworn and testified.

The following exhibits were included as part of the record:

- A-1 Planning Board Application dated 10/5/16
- A-2 Borough of Haddon Heights Minor Subdivision, Site Plan and Use Variance Checklist
- A-3 Sign package prepared by Sign Pros dated 9/30/16
- A-4 Drawing prepared by Consulting Engineering Services dated 10/6/16 consisting of 4 sheets, including existing conditions and minor site plan
- A-5 Four photographs of the subject property
- PB-1 Review Letter dated October 18, 2016 by Steven Bach, Planning Board Engineer and Planner

During the public portion of the hearing, the following individuals testified:

1. Stan Dziomba of 611 Kings Highway, Audubon, testified with respect to the hours of operation, lighting of signs, bathroom access and tractor trailer deliveries.
2. Frank Galzarano testified in support of the application.
3. Kevin Eric testified in support of the application.
4. John Canuso testified in support of the application.
5. Joe Gentile testified in support of the application.

FINDINGS OF FACT:

The Planning Board, having determined that the Application, Notice to Property Owners, Notice of Publication and Affidavits were in proper form and having examined the Exhibits and considered the testimony, finds as follows:

1. The Planning Board has jurisdiction to determine the application for use variances, bulk variances, site plan approval and waivers pursuant to the Municipal Land Use Law N.J.S.A. 40:55D-70(c), (d) and N.J.S.A. 40:55D-46.1 and 51.
2. The applicant is Antares Property Management, LLC, whose principal is Leo Sassani. The owner of the property is Window Factory Inc., whose principal is John Merryfield.
3. The property is identified as 1500 Kings Highway, Haddon Heights, New Jersey, which is also known as Block 80, Lot 1 on Haddon Heights Tax Map.
4. The property is located in the R-4 Residential Zoning District. The property has been vacant for several years. The previous use of the property was a manufacturing/sales facility for Window Factory Inc., which was approved by use variance granted by the Zoning Board. The property was also approved by variance for use as a telecommunication facility by the Zoning Board.
5. The applicant proposes to convert the existing manufacturing/sales facility to a multi-tenant mixed commercial property consisting of manufacturing, automobile customization,

and a craft brewery with associated minor site improvements. This property has been vacant for almost three years.

6. The site is located on the southerly side of Kings Highway (County Route 561). The properties which surround the subject property on the southerly side of Kings Highway are commercial type uses, including Sherwin Williams, a construction company and Ambulance Corp. The property to the rear of the property are residential, as well as the Camden County Park System. The properties across the street on the northerly side of Kings Highway are located in the Borough of Audubon and are residential uses. The property to the west is the Camden County Park System.

7. Based upon the Planning Board Engineer's Planner testimony, as well as his Review Letter dated October 18, 2016, the Planning Board voted to deem the application complete in accordance with the Haddon Heights Checklist Ordinance, as well as N.J.S.A. 40:55D-10.3.

8. The lot is 41,033 square feet. The existing building is 18,560 square feet. There is one building with currently 20 parking spaces located on the easterly portion of the lot.

9. The applicant requires a use variance from Section 450-33 (covering the R-4 Residential Zoning District) to permit four business uses. The businesses are as follows:

Liberty CNC, LLC, a company that produces displays and exhibits for businesses, such as NBC and National Football League (12,000 square feet).

On the Scene Builders, Inc., a company that installs the displays and exhibits manufactured by Liberty CNC, LLC and also does installations for other businesses, such as museums.

Lunacy Brewing, LLC, a craft brewer who would offer a tasting room in addition to brewing on their premises (4,000 square feet).

Delsani Automotive, LLC, a company that does custom installation of automotive accessories (1,500 square feet).

10. The applicant and Planner testified with respect to truck deliveries for the individual businesses and the nature of the operations from the stand point of noise and number of employees. Trucks would be primarily UPS and Fed Ex or smaller trucks.

11. With the exception of the brewery, the hours of operation would be typically 8am to 4:30pm Monday through Friday. The brewery operation hours would be Thursday 5pm-9pm, Friday 5pm- 10pm and Saturday 1pm to 8pm. The brewery operation would not permit any television or music and is not considered a bar under the Alcohol Beverage Commission and Federal Regulations.

12. The applicant testified with respect to the brewery operation currently located in Magnolia indicating there was no odor, nuisance, or noise problems related to this operation.

13. The Planning Board Engineer noted that there are three pre-existing violations of the bulk requirements for the project.

Lot coverage under Section 450-36B: The existing lot coverage is 91% and the applicant proposes to reduce it to 89%, where 30% maximum is permitted in the R-4 zone. Front yard setback under 450-36(c) is 7.08 feet, where 30 feet is required. Rear yard setback under Section 450-36(e) of 21.07 feet, where 30 feet is required.

14. Jeffrey Sassani testified with respect to the automobile customization business and testified that there will be no outside storage of vehicles. There will be two employees and the business will be utilizing one compressor. Mr. Sassoni testified that it would utilize small machinery for manufacturing and would have appropriate dust collection system and the noise levels and environmental potential problems would be minimal, if any.

15. The Planning Board Engineer testified that the applicant requires the following variances with respect to the proposed signage, in accordance with the provisions of Section 450-135 of the Haddon Heights Sign Ordinance:

- A 48 by 96 inch sign on the western façade identifying the four businesses.

- Two 38 inch by 96 inch signs on either side of the doorway on the northern (Kings Highway) façade identifying two of the businesses.
- Five 24 inch by 24 inch signs on the eastern (parking lot) façade identifying the four businesses.
- A 92 inch by 67 inch free-standing sign identifying the four businesses.

16. Further, the applicant requires a bulk variance from Section 450-116C to permit 20 spaces, where 32 parking spaces would be required. The Planning Board finds that the spaces will serve three of the uses before 5pm on Monday through Friday and will service the fourth use on weekends and there are sufficient parking spaces under the circumstances.

17. The applicant testified that there would be a 20 yard dumpster with appropriate screening. This would be utilizing a private company for pick up.

18. The applicant testified that the loading deck in the rear of the property for receiving and delivery would be subject to the approval of the Planning Board Engineer and Planner, Steven Bach.

19. The applicant agreed that the lighting plan would be subject to the review and approval of the Planning Board Planner, Steven Bach.

20. The applicant agreed that as a condition of approval, they would provide access to brewery customers for a bathroom facility.

21. The applicant further agreed that as a condition of approval, no tractor trailer deliveries would occur during the evening between the hours of 9pm to 6am.

CONCLUSIONS:

22. The Planning Board concludes that based upon the testimony of the applicants, the Planning Board Planner and the applicant's planner, the subject uses are particularly suited for this property at this location and therefore constitutes "special reasons" for granting the use variances as proposed.

23. The Planning Board further concludes that the granting of the use variance would not substantially impair the intent and purpose of the zone plan and zoning ordinance of the Borough of Haddon Heights and would not be substantially detrimental to the public good, subject to the conditions set forth below.

ROLL CALL VOTE:

On the motion of Frank Ferrese, seconded by Jeff Hanson, the Planning Board voted 8-0 to grant a use variance for the proposed four commercial uses at this property, subject to the following conditions:

- The applicant provides appropriate screening for the lighting to be approved by the Planning Board Engineer.
- The applicant provides an appropriate safety loading and delivery area subject to the Planning Board Engineer's approval.
- Appropriate American Disabilities improvements will be installed.

Chris Soriano	Yes
Dean Doukakis	Yes
Richard Kinkler	Yes
Thomas Ferrese	Yes
Frank Ferrese	Yes
Jeff Hanson	Yes
Michael Gatti	Yes
Michael Cicalese	Yes

On the motion of Frank Ferrese, seconded by Jeff Hanson, the Planning Board voted 8-0 to grant a sign variances for the proposed signage at the property of nine signs, including a free-standing sign in accordance with the testimony of the applicant and the sign package prepared by Sign Pros, which is Exhibit A-3 dated 9/30/16.

Chris Soriano	Yes
Dean Doukakis	Yes
Richard Kinkler	Yes
Thomas Ferrese	Yes

Frank Ferrese	Yes
Jeff Hanson	Yes
Michael Gatti	Yes
Michael Cicalese	Yes

On the motion of Frank Ferrese, seconded by Michael Gatti, the Planning Board voted 6-3 to grant bulk variances for a parking variance to reduce the number of spaces to 20, where 32 would be required a lot coverage variance of 89%, and a rear yard setback variance of 21.07 feet, and a front yard setback of 7.08 feet, subject to the condition that the screening of the trash dumpster be approved by Steven Bach, Planner.

Chris Soriano	Yes
Dean Doukakis	Yes
Richard Kinkler	Yes
Thomas Ferrese	Yes
Frank Ferrese	Yes
Jeff Hanson	Yes
Michael Gatti	Yes
Michael Cicalese	Yes

The foregoing is a true copy of the Resolution adopted by the Planning Board of Adjustment of the Borough of Haddon Heights at a duly noticed meeting on November 17, 2016, memorializing the action of the Board taken at its meeting on October 20, 2016.

Dated:

11/17/16

Stephanie Gee

Stephanie Gee, Secretary

**PLANNING BOARD OF HADDON HEIGHTS, NEW JERSEY
RESOLUTION CS#18-3-3P
GRANTING A USE VARIANCE, BULK VARIANCE AND MINOR SITE PLAN
APPROVAL TO ANTARES PROPERTY MANAGEMENT, LLC FOR
THE PREMISES 1500 KINGS HIGHWAY, HADDON HEIGHTS, NJ**

At a duly noticed meetings of the Haddon Heights Planning Board held on April 19, 2018 at 7:00 P.M., the following members were present and voting:

Chris Soriano, Chairman
Dean Doukakis, Vice-Chairman
Bruce Koch, Police Chief
Richard Kinkler (recused)
Jeff Hanson
Michael Gatti
Jaclyn Parisi
Michael Cicalese
Chris Mrozinski (recused)
Tom Ferrese
Frank Ferrese

Also present: Donald S. Ryan, Esquire, Solicitor
Suzanne Ritter, Secretary
Tony DiRosa, Planning Board Engineer

SUBJECT:

The Board considered the application of Antares Property Management, LLC, which is the owner of the premises 1500 Kings Highway, Haddon Heights, New Jersey. The property is also designated as Block 80, Lot 1 on the Haddon Heights Tax Map.

The applicant seeks to convert the existing 1,400 square feet of the second floor of an existing multi-tenant mixed commercial building, to a residential apartment.

The application requires a use variance, bulk variance and site plan approval pursuant to the Haddon Heights Land Development Ordinance Section 450-33 and the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-70(c), (d) and N.J.S.A. 40:55D-46.1.

The applicant was represented by Robert Swartz, Esquire.

The following witnesses appeared, were sworn and testified in support of the application:

1. John Ochitinti, a principal of Antares Property Management, LLC.
2. Jay Simms, Engineer and Planner with Consulting Engineer Services.
3. Robert Bower, Project Manager

Tony DiRosa of Bach Associations, the Planning Board Engineer, was also sworn and testified.

The following exhibits were included as part of the record:

- A-1 Planning Board Application dated 3/6/18
- A-2 Tax Map
- A-3 Notice of Hearing
- A-4 Affidavit of Service
- A-5 Affidavit of Publication
- A-6 Proof of taxes paid
- A-7 Minor Site Plan prepared by Consulting Engineers dated 10/6/16, revised 11/21/16, consisting of 3 sheets
- A-8 Existing egress floor plan and details dated 1/22/18 and prepared by KB Design Group, Inc.
- A-9 Plan prepared by KB Design Group, Inc. dated 7/21/17
- PB-1 Review Letter dated April 4, 2018 by Steven Bach, Planning Board Engineer and Planner

No one appeared to testify during the public portion of the hearing.

FINDINGS OF FACT:

The Planning Board, having determined that the Application, Notice to Property Owners, Notice of Publication and Affidavits were in proper form and having examined the Exhibits and considered the testimony, finds as follows:

1. The Planning Board has jurisdiction to determine the application for use variances, bulk variances, site plan approval and waivers pursuant to the Haddon Heights Land Development Ordinance Section 450-33 the Municipal Land Use Law N.J.S.A. 40:55D-70(c), (d) and N.J.S.A. 40:55D-46.1.

2. The applicant is Antares Property Management, LLC, is the owner of the premises 1500 Kings Highway, Haddon Heights, New Jersey, which is also known as Block 80, Lot 1 on Haddon Heights Tax Map.

3. The property is the former Window Factory site. The property was converted to a multi-tenant commercial use having applied for and obtained a use variance, site plan approval and bulk variances in October 20, 2016.

4. The property is located in the R-4 Residential Zoning District.

5. The Planning Board voted to deem the application complete, based upon the waivers recommended by the Planning Board Engineer, Steven Bach, as contained in the April 4, 2018 letter.

6. The applicant proposes a conversion of the 1,400 square feet of the second floor of the existing multi-tenant building to a residential apartment. The commercial uses of the property include manufacturing, automobile repair/customization and a craft brewery.

7. The site is located on the southerly side of Kings Highway (County Route 551). The properties which surround the subject property on the southerly side of Kings Highway are commercial uses, including Sherwin Williams, a construction company and Ambulance Corp. The properties to the rear of the property are residential, as well as the Camden County Park System. The properties across the street on the northerly side of Kings Highway are located in the Borough of Audubon and are residential uses. The property to the west is the Camden County Park System. The building located on the lot is 41,033 square feet

8. The applicant's Planner and the Planning Board Engineer/Planner testified that the proposed use of the second floor of the subject use as a residential apartment is warranted in that the site is peculiarly suited for the proposed use and the proposal will advance the purposes of the Municipal Land Use Law and will not be substantially detrimental to the intent and purpose of the Haddon Heights Zone Plan, Ordinance and Master Plan.

9. The applicant agreed to comply with the recommendations of Bach Associates contained in its report dated April 4, 2018. The applicant also agreed that it must submit compliance plans to address the outstanding items contained in Steve Bach's letter dated October 18, 2016.

10. The applicant presented testimony with regard to the parking space variance requested outlining a distinction in need for parking space.

11. The property in question previously received a variance to permit 20 parking spaces for the mixed use, where 36 parking spaces were required by ordinance. The testimony of the applicant's planner indicated that the additional two spaces required under the RSIS requirements (2 spaces) are adequate in that the proposed daytime and night time use of the property is varied.

CONCLUSIONS:

12. The Planning Board concludes that the testimony regarding the proposed 1,400 square foot residential apartment use on the second floor satisfies the "special reasons" to grant a use variance by reason of the fact that the site is peculiarly suited to the proposed use and promotes the general welfare.

13. The Planning Board further concludes that the granting of the use variance would not substantially impair the intent and purpose of the zone plan and zoning ordinance of the Borough of Haddon Heights and would not be substantially detrimental to the public good.

14. The Planning Board also concludes that the proposed use is not inconsistent with the Borough's Master Plan and the Amendments thereto.

15. The Planning Board concludes that the evidence supports the conclusion that granted a bulk variance may be granted to allow 20 parking spaces because purposes of the Municipal Land Use Law are advanced and the benefits in the deviation from the ordinance substantially outweigh any detriments, subject to the condition that the two residential apartment parking spaces be specifically designated.

16. The Planning Board concludes that granting a site plate waiver is warranted under the circumstances of this case in that there are no additional building or site improvements, which would require the site plan design requirements modified.

ROLL CALL VOTE:

On the motion of, Tom Ferrese, seconded by Dean Doukakis, the Planning Board voted 9-0 to grant a use variance to permit the 1,400 square foot residential apartment use on the second floor of the building subject to the applicant complying with all conditions of prior and current approvals required by the Planning Board Planner/Engineer, Steve Bach.

Chris Soriano	Yes
Dean Doukakis	Yes
Bruce Koch	Yes
Jaclyn Parisi	Yes
Jeff Hanson	Yes
Michael Gatti	Yes
Michael Cicalese	Yes
Frank Ferrese	Yes
Tom Ferrese	Yes

On the motion of, Jeff Hanson, seconded by Michael Cicalese, the Planning Board voted 9-0 to permit 20 parking spaces on the condition that the parking spaces for the residential apartment unit be specifically designated for said occupants (2 spaces).

Chris Soriano	Yes
Dean Doukakis	Yes
Bruce Koch	Yes

Jaclyn Parisi	Yes
Jeff Hanson	Yes
Michael Gatti	Yes
Michael Cicalese	Yes
Frank Ferrese	Yes
Tom Ferrese	Yes

On the motion of, Jeff Hanson, seconded by Michael Cicalese, the Planning Board voted 9-0 to grant a waiver of site plan.

Chris Soriano	Yes
Dean Doukakis	Yes
Bruce Koch	Yes
Jaclyn Parisi	Yes
Jeff Hanson	Yes
Michael Gatti	Yes
Michael Cicalese	Yes
Frank Ferrese	Yes
Tom Ferrese	Yes

The foregoing is a true copy of the Resolution adopted by the Planning Board of Adjustment of the Borough of Haddon Heights at a duly noticed meeting on May 17, 2018, memorializing the action of the Board taken at its meeting on April 19, 2018.

Dated: 6/8/18



Suzanne Ritter, Secretary