

MINUTES OF THE PLANNING BOARD FROM 1/18/2024

The in person meeting was called to order at 7:02pm by Jeff Hanson.

Present: Jeff Hanson, Dean Doukakis, Michael Madden, Kate Harron, Jennifer Bonaccorsi, Mayor Houck, and John Schmidt

Excused: Michael Famular, and Brian Shannon

Also Present: Alena Hyatt; Solicitor, Suzanne Ritter; Secretary, Steve Bach; Engineer/Planner

The December 21, 2023 minutes were approved with a motion by John Schmidt; Seconded by Michael Madden. All members present last month approved the minutes.

New Business:

Dean Doukakis; Vice Chairman, and Jeff Hanson; Chairman took the oath of office of the planning board of Haddon Heights.

Parker McKay appointment of Planning Board Solicitor

Bach Associates appointment of Planning Board Engineer & Planner

T&M Associate's appointment of Conflict Planning Board Engineer/Planner

The date, time and place of the 2024 PB meetings was approved as presented

The designation of newspapers to receive all notices of the meeting was approved.

The fixing charges for was approved at the meeting.

Michael Famular - Class II

Karen Herron - new Council member

John Schmidt - Class 4 Member - 4 year term

Mayor Houck Class 4 Member - 4 year term

Kate Harron, Jennifer Bonaccorsi, John Schmidt and Mayor Houck took the oath of office by Solicitor

Alena Hyatt.

Public Comment: no comments from the public

New Business:

St. Mary's Redevelopment Plan/Master Plan B-24, Lots 4&5

Leah Furey Bruder and Steve Bach were sworn into the record. Emily Givens, the Redevelopment Solicitor was also present. Ms. Bruder is the redevelopment planner for the Borough of Haddon Heights. The site Block 24, Lots 4&5 is a non-condemnation site and an area in need of redevelopment. Ms. Bruder talked about her redevelopment plan dated November 2023. The redevelopment plan will be an overlay for a developer to develop the area. This building will be used for age restricted rental housing. No access from East Atlantic Avenue only access from The White Horse Pike for cars. This site will be included in the fair share housing calculations for Haddon Heights. Up to 37 age restricted rentals would be available with 6 being set aside for low income units.

Mr. Bach would like the plan to include an expanded sidewalk area along E. Atlantic Avenue side for the

school to be utilized. The potential developer will need to work with the Borough on this suggestion. Ms. Bruder would like to work in the recommendation for the proposal back to council; make it more of an encouragement/suggestion. Age restriction is 55 and over for the entire building. Within the age restriction will be 15% affordable housing. There will be 6 units that meet the affordable housing requirement. The definition of age restriction will be added to the document. Parking spaces are .8 per unit and this is assuming most people in age restricted buildings do not have a car.

Comments from the public:

Jonathan Gremminger 1540 Cedar Avenue was sworn into the record. He is representing the HPC committee. As of today, the developer has not come back to HPC with their final site plan review. After Council approves the redevelopment plan, then HPC will get to review the final site plan. HPC will review the developer summation plan before PB members see the site plan.

Summation: adopt the plan as presented by Ms. Leah Furey Bruder.

Motioned by Dean Doukakis; Seconded by John Schmidt to approve the plan as presented. All members approved the motion.

Other Business:

Sign Ordinance: being cleaned up and will be reviewed by the subcommittee soon. Then the report will be brought to the planning board.

Adjourn:

Motioned by Mayor Houck; Seconded by Dean Doukakis to adjourn at 7:53pm. All members approved.