

Kristopher J. Berr, Esquire  
kjb@delducalewis.com

January 29, 2024

**VIA UPS GROUND**  
Ms. Suzanne Ritter  
Borough of Haddon Heights  
Planning Board Secretary  
514 W. Atlantic Avenue  
Haddon Heights, NJ 08035

**RE: UNA VOCE LLC**  
**414 WHITE HORSE PIKE, BLOCK 37, LOT 8, HADDON HEIGHTS, NEW JERSEY**

Dear Suzanne:

This firm represents the applicant, Una Voce LLC (“Applicant”), owner of the property located at 414 White Horse Pike and designated as block 37, lot 8 on the municipal tax map. The Applicant previously received a use variance and site plan approvals to construct a two-story addition to the existing dwelling on the Property.

The Applicant now returns to the board for minor site plan approval as a result of changes to the proposed drainage improvements.

I enclose the following items:

1. An original and nine (9) copies of a Planning Board Application;
2. Ten (10) copies of an Amended Site Plan, prepared by Irving Design Group LLC, dated September 8, 2023 (1 sheet) (which are being hand delivered by Marty Irving);
3. One (1) proof of current taxes;
4. One (1) copy of the 200’ property owner’s list;
5. Two (2) checks in the amounts of \$2,000.00 (escrow fee) and \$500.00 (application fee); and
6. An electronic copy of this submission.

Suzanne Ritter  
Borough of Haddon Heights  
January 29, 2024  
Page 2

Please place this matter on the next available Planning Board agenda.

Thank you.

Very truly yours,  
DEL DUCA LEWIS & BERR, LLC

*Kristopher J. Berr*

Kristopher J. Berr, Esquire

KJB:gml  
Enclosures

cc: Paul DeMartini (via e-mail)  
Marty Irving



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

**Borough of Haddon Heights**

Case No. 24-2-3P

**PLANNING BOARD APPLICATION**

File: \_\_\_\_\_  
 Applicants Name

Date Application Received: 1/30/24

Application Submitted:	
<u>[Signature]</u>	<u>1/31/24</u>
Zoning Official Signature	Date

Disposition:

- { } Approved
- { } Approved with Conditions
- { } Disapproved

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

Time Required for Action: \_\_\_\_\_

Extension of Time Granted: \_\_\_\_\_

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"/>	Amended Preliminary Site Plan	_____
<input type="checkbox"/>	Use Variance	_____	<input type="checkbox"/>	Amended Final Site Plan	_____
<input type="checkbox"/>	Conditional Use	_____	<input checked="" type="checkbox"/>	Minor Site Plan	<b>\$300</b>
<input type="checkbox"/>	Minor Subdivision	_____	<input type="checkbox"/>	Concept Plan	_____
				Total Fee	<b>\$300</b>

II. Application Form No. 1 was filled out on January 30, 2024 by [Signature]  
(Applicants 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 Waiver
- Copy of "authorized" application form if applicant is not the property owner
- List of property owners within 200 feet of the property
- List of owner's notice and newspaper notice TBS
- List other required submissions, e.g. payment of taxes, payment of fees, etc.

V. Full legal name of Applicant: Una Voce LLC

Mailing Address: 1500 Cedar Avenue

Town: Haddon Heights State: NJ Zip: 08035 Phone: \_\_\_\_\_

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

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

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: 414 White Horse Pike Tax Map Sheet: \_\_\_\_\_

Block: 37 Lot(s): 8 Date filed with County Recorder: \_\_\_\_\_

Situated on the side of White Horse Pike Street/Avenue distant 0 feet in  
a northerly direction from the corner of the northern side of  
Haddon 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 Not applicable

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

Area of property: \_\_\_\_\_ acres or 20,000 square feet. Frontage on an improved Street 100 feet. The dimensions of the property are: 100'x200'

Number of Proposed lots: 1 Present Zoning of Property: PO - Professional Office

Present Use of Property: Apartments - under construction

Proposed Use of Property: Apartments

Describe proposed machinery, operation and products, if applicable: N/A

Description of all present structures: 2.5 story frame dwelling

Name, Profession, and License No. of Person Preparing Plat: Irving Design Group, LLC  
Civil Engineer, License No. 34327

Does this constitute a:  New Application  Expansion  Alteration

Size of proposed buildings: <36 height in feet, 2.5 height in stories

Number of proposed buildings 1 Floor area of all structures: 7,032 square feet

Use of existing buildings and premises: Apartments - under construction

Percentage of coverage by all buildings: 19.47% By total impervious coverage: 53.49%

Estimated costs: Proposed Buildings \$ \_\_\_\_\_ Proposed Site Work \$ \_\_\_\_\_

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: 05/18/2017

Has a bulk variance previously been granted?  Yes  No Date: 05/18/2017

Has a site plan previously been granted?  Yes  No Date: 05/21/20 (amended) & 06/16/22 (amended) & 9/21/23 (amended)

Parking spaces required: 15 and provided: 14 (variance previously granted)

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

If yes, please explain: Shared access with adjacent lot 7

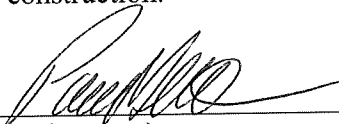
**AGREEMENT TO PAY FOR PROFESSIONAL REVIEW**

Date: 1-29-24

Applicants Address: 414 White Horse Pike Block: 37 Lot: 8.

Paul DeMartini, agrees to pay for any professional review necessary for  
(Name of Developer)

the above construction.

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

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

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.

*Paul [Signature]*  
(Signature of Owner)

1-29-24  
(Date)

*Paul [Signature]*  
(Signature of Applicant)

~~1-29-24~~ P.E.S.  
(Title)

Sworn to & subscribed before me this 29<sup>th</sup> day of January, 2024.

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

*M. J. Reddy*  
(NOTARY)

Name: Kristopher J. Berr, Esq.

Phone Number: 856 427 4200

