



March 18, 2024

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

Attn: Suzanne Ritter, Planning Board Secretary

Re: Amended Site Plan Review
 Una Voce, LLC
 414 White Horse Pike
 Block 37, Lot 8
 Haddon Heights, N.J. 08035
 Bach Project No. HHPB2024-4

Dear Chairman and Members of the Planning Board:

The above referenced development has previously received Preliminary and Final Site Plan approval as well as numerous Amended Site Plan approvals. During construction the proposed basin and retaining wall failed and the applicant's engineer has redesigned the stormwater component of the site to address these items. The applicant has submitted an Amended Site Plan application for the proposed stormwater modifications from the previously approved plans. It is noted that the application is only for stormwater redesign. All other conditions of the previously approved design will remain.

We have received the following application materials in supported of the amended application:

- Haddon Heights Planning Board Application.
- Cover Letter from Krisopher J. Berr, esq. of DeDuca Lewis & Berr Law Firm to Suzanne ritter, Planning Board Secretary, dated January 29, 2024.
- Report entitled "Stormwater Management Report for UnaVoce, LLC, Amended Site Plan, 414 White Horse Pike, Block 37, Lot 8, Haddon Heights, Camden County, NJ", prepared by Irving Design Group, dated February 2024, no revision.
- Plans entitled "Amended Site Plan, #414 White Horse Pike, Block 37, Lot 8, Plate 4, , Borough of Haddon Heights, County of Camden, State of New Jersey", prepared by Irving Design Group, LLC:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1 of 2	Amended Site / Grading Plan	2-26-24, 2-26-24
2 of 2	Aerial Map	2-26-24, 2-26-24

Amended Site Plan Review
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GENERAL INFORMATION:

Applicant/Owner: UnaVoce, LLC
1500 Cedar Avenue
Haddon Heights, NJ 08035

PROJECT SUMMARY:

The above referenced development received Use Variance and Preliminary and Final Site Plan approval at a meeting of the Planning Board on May 18, 2017 to convert the first floor office of an existing mixed use structure to residential apartments and construct a 5,770 sf two-story addition to the existing structure resulting in eight (8) residential rental units. The property is a 20,000 sf parcel in the Borough's PO Professional Office Zone, located at the southwesterly intersection of White Horse Pike (US Route 30) and Haddon Street.

On May of 2020 the applicant received Amended Site Plan approval to reduce the size of the proposed building addition to 4,400 sf, replace the proposed underground detention system with an above ground bioretention system and other site modifications.

On May 19 2022 the applicant received Amended Site Plan approval to create "temporary" parking for the four (4) recently completed residential apartments while the proposed building addition and parking lot approved under the 2020 Amended Site Plan approval were constructed.

On September 21, 2023 the applicant received Amended Site Plan approval for site modifications made during construction including raising the building elevation, raising the parking lot elevation against the building, reconfiguring of the handicap parking area, relocation of the trash enclosure, and the addition of sidewalk from the building to the sidewalk along Haddon Street.

At this time the applicant has submitted a new application for amendment to his Site Plan approvals to address the stormwater problems at the site. The following changes have been made to the plan from the most recently approved plans:

- Elimination of the retaining wall along the southerly portion of the parking lot.
- Elimination of the infiltration basin and installation of a grass swale.
- The addition of a type B inlet along Haddon Street.
- The addition of 180 LF of 15" storm pipe to an existing type B inlet on the southwesterly side of Haddon Street, southwest of the site.

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Based upon our review of the information provided by the applicant, we offer the following comments for the Board's consideration:

REVIEW COMMENTS:

1. The basis of the originally approved basin design of 2017 was to manage the 25 year storm event. The current design incorporates the use of a grass swale and stormwater piping to the existing inlet along Haddon Street, southwest of the site. The stormwater piping has been designed to convey the 25 year storm event. Therefore, our office has no objection to the redesigned stormwater facility for the site as it is consistent with the intent of the previously approved stormwater for the site.
2. The project is not considered a major development in accordance with NJAC 7:8. Therefore, stormwater quantity, reduction, water quality and groundwater recharge are not required.
3. The raingarden as designed will retain 1.0-foot of water from the bottom elevation of 66.00 to the first outlet orifice at elevation 67.00. An underdrain is proposed, however, the underdrain connection into the outlet structure (el. 63.75) is 0.55-feet lower than the 15" RCP outlet pipe (el. 64.30) towards Haddon Street. The applicants engineer must indicate if the 0.55-feet of water within the perforated underdrain will infiltrate.
4. The applicants engineer must verify if the rectangular orifice will conflict with the A inlet casting or if a custom grate is being utilized.
5. The plan indicates "relocated type B inlet" and "relocated split rail fence". The plan shall clarify where the inlet and fence are being relocated from.
6. As depressed curb typically has a 1.5" reveal, the "Depressed Curb" detail shall be revised to "Flush Curb" and any notation to depressed curb shall be revised to flush curb.
7. A Road Restoration Detail shall be added to the plans for the installation of the proposed storm pipe in Haddon Street.
8. There is a misspelling of the word 'orifice' on the Amended Site Plan outlet structure label. The label shall be revised.
9. The applicant shall provide an engineer's estimate of probable construction costs to calculate the required stormwater performance guarantee and inspection escrow.

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When revised documents are resubmitted, they are to be accompanied with a point-by-point response keyed to this review. We reserve the right to make additional comments pending the receipt of revised plans.

Should there be any questions or if additional information is required, please contact the undersigned at (856) 546-8611.

Very truly yours,
BACH ASSOCIATES, PC



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

Cc: Alena Hyatt, Esq., Board Solicitor
Dave Taraschi, Zoning Code Enforcement Officer
Una Voce, LLC, Applicant
Laura M. Johnson, Applicant's Attorney
Richard E. Oberman, PE, Applicant's Engineer

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