

Damien O. Del Duca, Esquire  
dod@delducalewis.com

May 6, 2024

**VIA E-MAIL AND OVERNIGHT DELIVERY**

Borough Council  
Borough of Haddon Heights  
625 Station Avenue  
Haddon Heights, NJ 08035

**RE: STATION AVE LOFTS, LLC  
501-503 STATION AVENUE, BLOCK 25, LOTS 16 & 17.01, HADDON HEIGHTS, NEW JERSEY**

Dear Council Members:

This firm represents Station Ave Lofts, LLC, which has applied to the Planning Board for site plan approval for a mixed use building at the above location. This property is subject to the requirements of the Redevelopment Plan prepared by Leah Furey Bruder, Borough planner, adopted by Ordinance No. 2023:1537 on November 8, 2023 (the "Redevelopment Plan"). Section X(B) of the Redevelopment Plan requires the designated redeveloper, prior to making formal application to the Planning Board, to submit a concept plan for review by Borough Council and the Borough's professional engineer and planner to confirm consistency with the Redevelopment Plan. Although we have already filed a site plan application with the Planning Board, it has not been heard yet. It is scheduled for May 16.

I attach a copy of the following, which have also been submitted to the Planning Board:

1. One copy of a proposed site plan prepared by Stantec Engineering, sheet 3 of 14, dated March 19, 2024;
2. Architectural plans prepared by Gnome, undated, 13 sheets.

We ask that Borough Council confirm that these plans are consistent with the Redevelopment Plan. We are also providing a copy to Steve Bach and Leah Furey Bruder.

Thank you.

DEL DUCA LEWIS & BERR, LLC



Damien O. Del Duca, Esquire

DOD:  
Enclosures

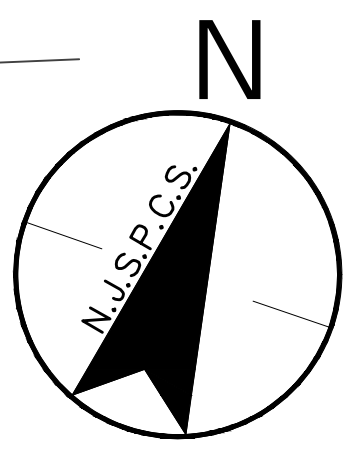
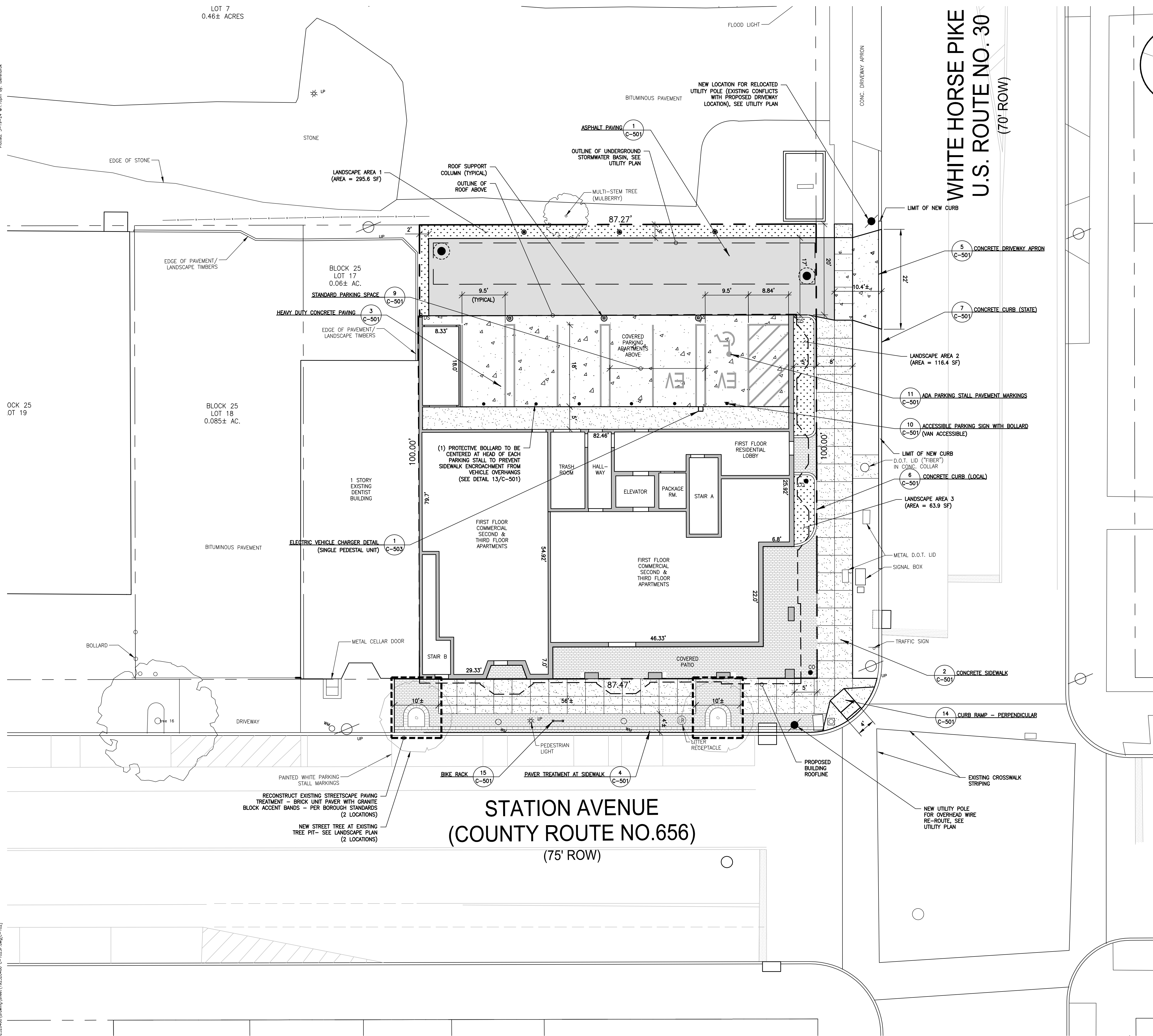
cc: Steve Bach, P.E. (via e-mail)  
Leah Furey Bruder, PP, AICP (via e-mail)

LOT 7  
0.46± ACRES

Plotted 11-19-24, 10:15am By: harenbeck

OCK 25  
OT 19

U:\192520466\dwg\sheet\192520466\_C-102P.dwg [C-102]



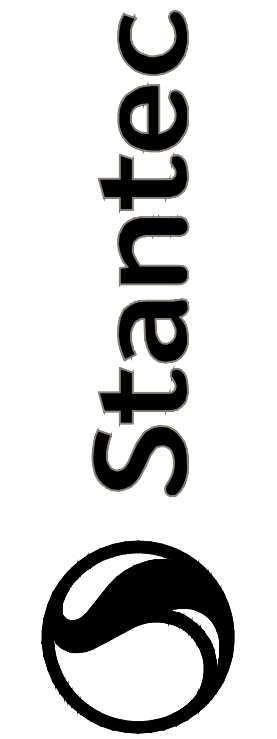
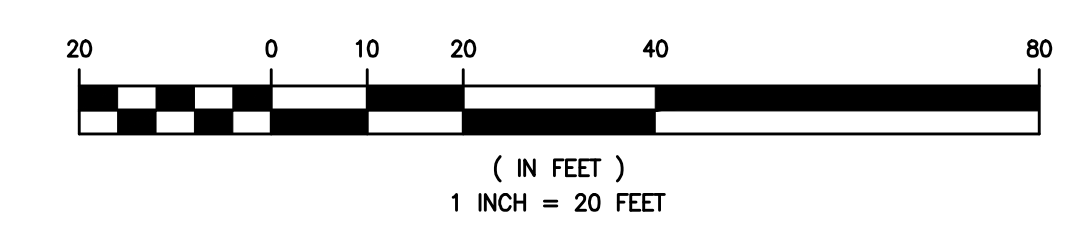
**GENERAL NOTES:**

- CONTRACTOR SHALL INSPECT AND VERIFY ALL FIELD DIMENSIONS AND SITE CONDITIONS SHOWN HEREIN BEFORE PROCEEDING WITH THE WORK. DISCREPANCIES BETWEEN FIELD CONDITIONS AND THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF THE WORK. ONCE CONSTRUCTION HAS BEGUN, CONTRACTOR SHALL NOT USE FIELD INFORMATION DISCREPANCIES AS THE BASIS FOR CHANGE ORDER CLAIMS.
- ALL WORK PERFORMED SHALL CONFORM TO ALL APPLICABLE BOROUGH OF HADDON HEIGHTS STANDARDS (ALL REQUIRED NOTIFICATIONS TO TOWNSHIP AGENCIES INCLUDED).
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. LOCATION OF UTILITIES SHALL INCLUDE CONTACT WITH THE NJ ONE-CALL SYSTEM (800-272-1000).
- NO DISTURBANCES NOR PLACEMENT OF MATERIALS SHALL BE PERMITTED BEYOND THE PROJECT PROPERTY LINES WITHOUT THE WRITTEN CONSENT OF THE PROPERTY OWNER(S) INVOLVED. ALL DAMAGE CAUSED TO ADJACENT FACILITIES BY CONTRACTOR'S OPERATIONS AND/OR STORAGE OF MATERIALS OR EQUIPMENT SHALL BE PROMPTLY REPAIRED TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL UTILITY SERVICES FOR EXISTING FACILITIES DURING THE WORK. CONTRACTOR SHALL COORDINATE CHANGEOVER FROM PERMANENT TO TEMPORARY SERVICE, AND BACK WITH THE AFFECTED PARTIES PRIOR TO COMMENCEMENT OF THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL APPLICABLE OSHA REGULATIONS AND FOR PROVIDING FOR PUBLIC SAFETY DURING DEMOLITION AND CONSTRUCTION OPERATIONS AND HOLD THE OWNER AND OWNER'S REPRESENTATIVE HARMLESS FOR DAMAGES CREATED BY THE CONTRACTOR. CONTRACTOR SHALL SECURE THE PROPER INSURANCE COVERAGE FOR THE PROJECT.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES AS REQUIRED AND COORDINATE WITH OWNER TO ALLOW SAFE INGRESS AND EGRESS FROM THE SITE DURING CONSTRUCTION. CONTRACTOR SHALL MAINTAIN TRAFFIC FLOW AROUND THE SITE. IF IT BECOMES NECESSARY TO CLOSE A PORTION OF AN ADJACENT STREET DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY LOCAL AUTHORITY HAVING JURISDICTION. SECURE ALL PERMITS REQUIRED FOR THE WORK.
- APPLICABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. SUCH MEASURES SHALL BE LEFT IN PLACE UNTIL THE PROJECT IS COMPLETED OR THE AREA IS STABILIZED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE CAMDEN COUNTY SOIL CONSERVATION DISTRICT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY SECURING THE PROJECT SITE AT ALL TIMES. CONTRACTOR SHALL MAINTAIN ADEQUATE BARRICADE AND SECURITY FENCE WHICH SHALL CONFORM TO OWNER'S REQUIREMENTS.
- CONTRACTOR IS TO PROVIDE ADEQUATE SECURITY LIGHTING DURING CONSTRUCTION.
- ALL AREAS DISTURBED AS A RESULT OF CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION OR BETTER, UNLESS OTHERWISE INDICATED.
- CONTRACTOR IS TO KEEP ALL AREAS CLEAN OF DIRT AND DEBRIS ON A DAILY BASIS. OWNER HAS A RIGHT TO CLEAN FOR CONTRACTOR NONCOMPLIANCE AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL TAKE WHATEVER PRECAUTION NECESSARY DURING CONSTRUCTION TO ENSURE THAT NO DAMAGE IS DONE TO EXISTING TREES. THIS SHALL INCLUDE THE USE OF CONSTRUCTION EQUIPMENT OF SIZES AND WEIGHTS WHICH WILL NOT INJURE ROOT SYSTEMS. TREE LOCATIONS ARE APPROXIMATE, AND SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL EMPLOY A REGISTERED SURVEYOR TO LAY OUT THE WORK, AND TO ESTABLISH ALL POINTS, LINES, AND GRADES FROM THE BENCH MARKS, CENTER LINES, REFERENCE POINTS, AND BASELINES SHOWN ON THESE PLANS. ALL WORK SHALL BE LOCATED BY THE CONTRACTOR FROM THESE ESTABLISHED POINTS.
- CONTRACTOR SHALL FURNISH PRODUCT SUBMITTALS, SAMPLES, AND/OR SHOP DRAWINGS, (5 COPIES EACH) FOR ALL ITEMS PERTAINING TO WORK OF THESE PLANS. SUBMISSIONS SHALL BE MADE IN SUFFICIENT ADVANCE TIME SO THAT THE PROJECT CONSULTANT'S REVIEW AND ACCEPTANCE MAY BE ACHIEVED NO LESS THAN (10) DAYS BEFORE THE WORK REPRESENTED BY THOSE SUBMITTALS IS SCHEDULED TO BE PERFORMED. WORK FOR WHICH SUBMITTALS ARE REQUIRED SHALL NOT BE STARTED UNTIL THE PROJECT CONSULTANT'S REVIEW AND ACCEPTANCE HAS BEEN RECEIVED.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK SHOWN ON THESE PLANS WITH THE WORK SHOWN ON OTHER DIVISION PLANS (ARCHITECTURAL, STRUCTURAL, ETC.). ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE, PRIOR TO COMMENCEMENT OF THE WORK.
- ALL MATERIALS, EQUIPMENT AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION\* UNLESS OTHERWISE INDICATED.

**PAVEMENT / SURFACE MATERIALS LEGEND**

- ASPHALT PAVING
- CONCRETE PAVING - SIDEWALK
- CONCRETE PAVING - HEAVY DUTY
- STREETSCAPE UNIT PAVERS
- PLANTING AREAS (ON-SITE)

**GRAPHIC SCALE**



10000 Midlantic Drive, Suite 300 W Tel. 856.234.0800  
 Mount Laurel, NJ 08054-1740 Fax 856.234.9926  
 www.stantec.com  
 Certificate of Auth. #42436064600  
 No scale the drawing - any minor or omissions shall be reported to  
 Stantec without delay.  
 Representation is made for any professional matter that is authorized by Stantec &  
 forbidden.

Revision	By	Date
1	AW/DD	03.19.24

Project: 501-303 STATION AVENUE  
 BLOCK 25, LOTS 16 & 17.01  
 HADDON HEIGHTS BOROUGH, CAMDEN COUNTY, NEW JERSEY  
 Client: BROKEN GROUND PROPERTIES LLC  
 Title: SITE PLAN

Permit-Seal

**CLIFTON W. QUAY**  
 PROFESSIONAL ENGINEER, PROFESSIONAL PLANNER  
 N.J.P.E. LICENSE #42870, N.J.P.P. LICENSE #L06653

*Clifton W. Quay*  
 3.19.24  
 DATE

Project Number: 192520466

MAI	CWQ	SAK	02.13.24
Dwn.	Chkd.	Degn.	MM.DD.YY

Scale: 1" = 20'

Drawing No. C-102

Revision Sheet

1 3 of 14

# STATION AVENUE LOFTS

501-503 STATION AVENUE // HADDON HEIGHTS NJ

GNOME ARCHITECTS

501 Station Ave

Tax ID: 18-00025-00016

Lot: 16

Block: 25

503 Station Ave

Tax ID: 18-00025-00017 01

Lot: 17 01

Block: 25

 GNOME

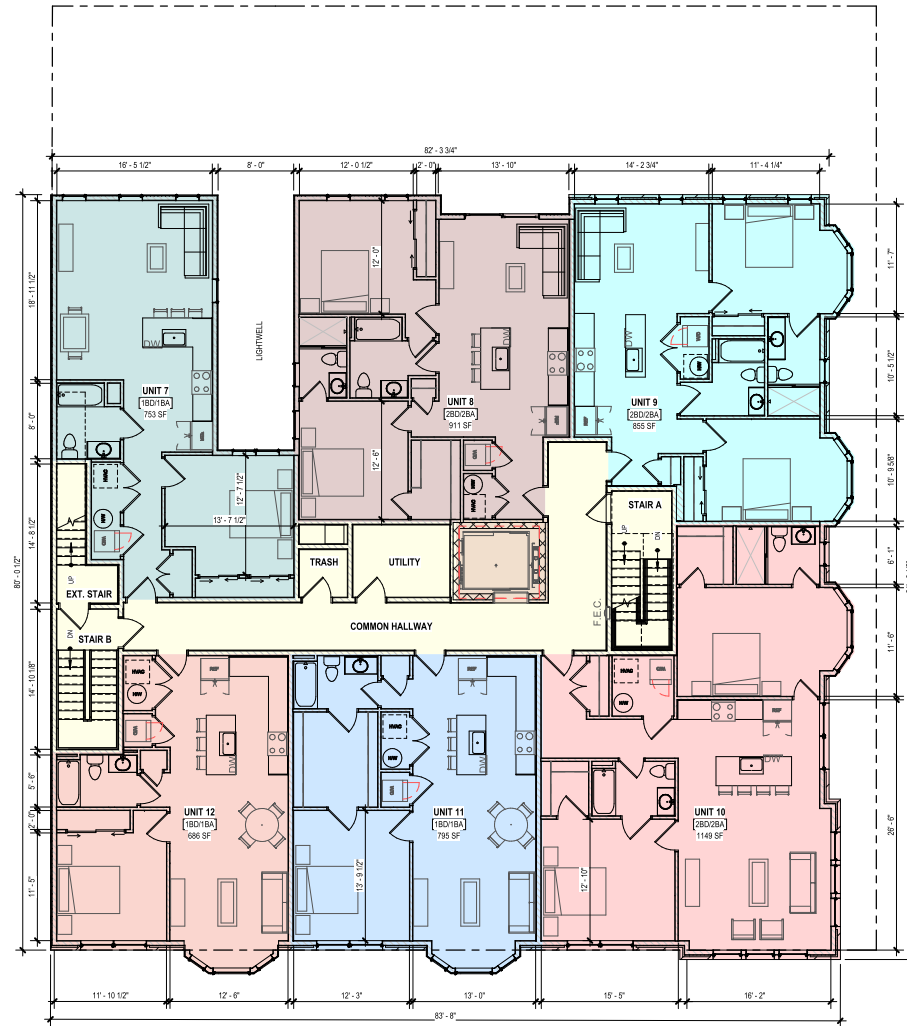
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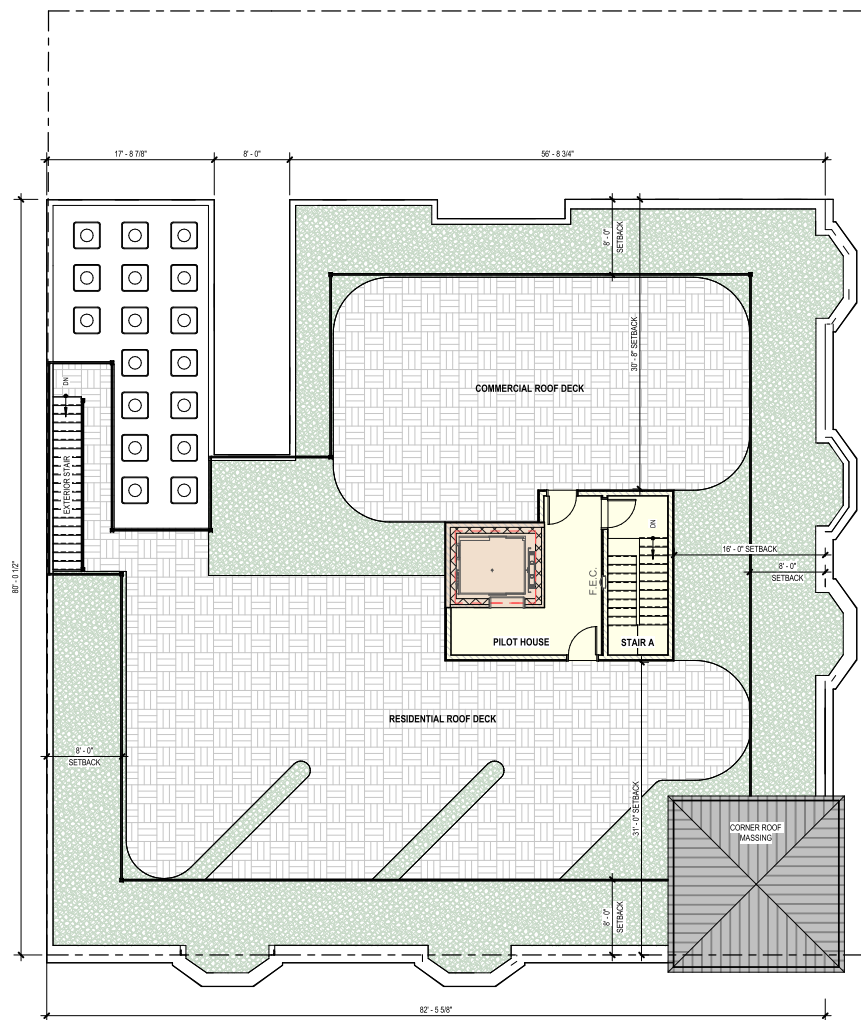
PROPOSED BUILDING AREA	
FLOOR	Area
GRADE/FIRST FLOOR	3991 SF
SECOND FLOOR	6493 SF
THIRD FLOOR	6493 SF
TOTAL GROSS SF	16977 SF



PROPOSED THIRD FLOOR PLAN

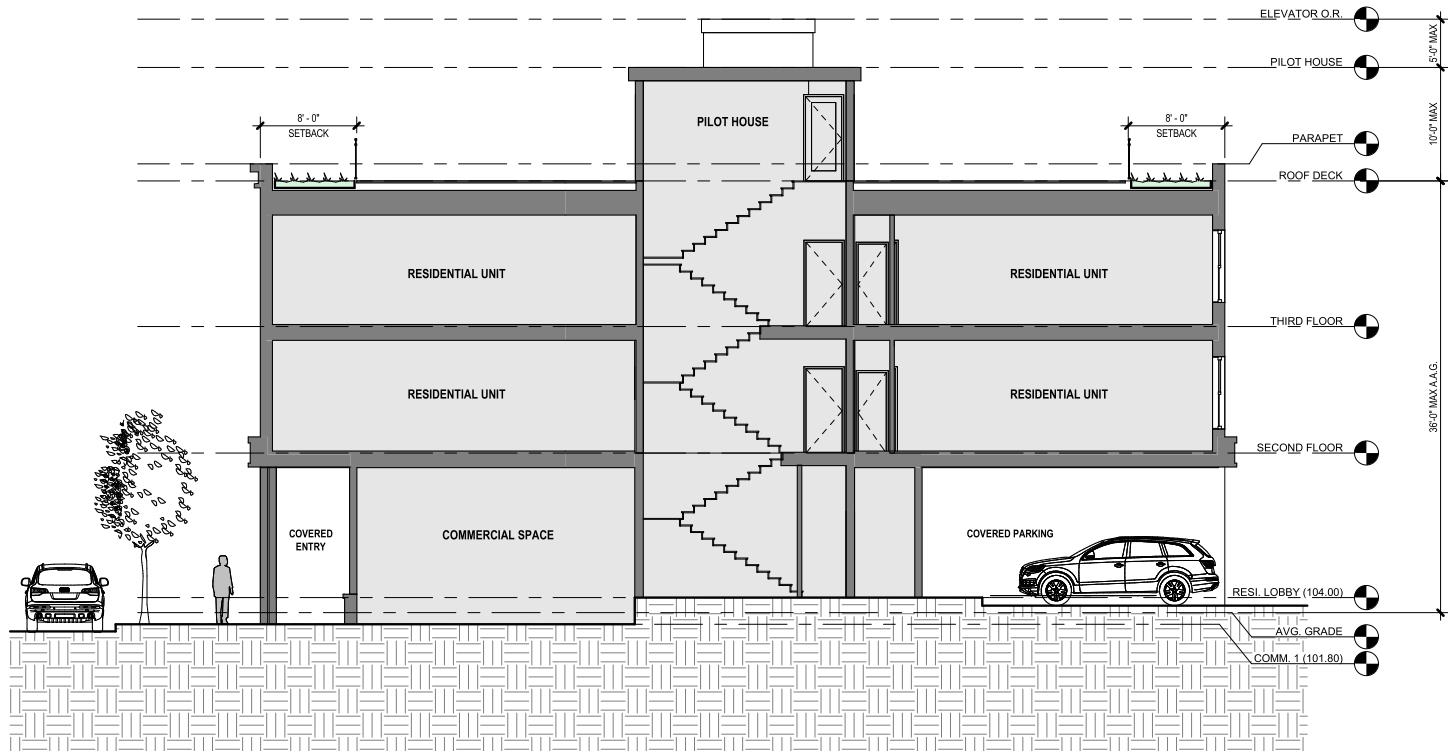


PROPOSED BUILDING AREA	
FLOOR	Area
GRADE/FIRST FLOOR	3991 SF
SECOND FLOOR	6493 SF
THIRD FLOOR	6493 SF
TOTAL GROSS SF	16977 SF



## PROPOSED ROOF PLAN





PROPOSED BUILDING SECTION





RENDERED CORNER VIEW - STATION AVENUE & WHITE HORSE PIKE



RENDERED STATION AVENUE VIEW

PAGE 8











PROPOSED BUILDING IN CONTEXT (CONCEPTUAL MURAL ON PARTY WALL)

