



May 7, 2024

Mayor Houck and Borough Council  
Haddon Heights Borough  
625 Station Avenue  
Haddon Heights, NJ 08035

Attn: Kelly Santosusso, Borough Clerk

Re: Redevelopment Plan Consistency Review  
Station Ave Lofts LLC  
501-503 Station Avenue  
Block 25 Lots 16 and 17.01

Dear Mayor and Borough Council;

We have received the May 6, 2024 letter requesting redevelopment plan consistency review for the redevelopment of the property located at 501 and 503 Station Avenue, submitted by Damien O. DeDuca, Esq. on behalf of Station Ave Lofts LLC (Redeveloper). This review is required by section XB of the redevelopment plan adopted by Ordinance 2023:1537, prior to the submission of a site plan application to the Planning Board. The purpose of this review is to evaluate whether the Site Plan for Block 25 Lots 16 and 17.01 prepared by Clifton W. Quay, PE of Stantec and dated March 19, 2024 is consistent with the applicable Redevelopment Plan.

The Redeveloper proposes to develop the above referenced 8,766 square foot site with a three story mixed use building. The property is located at the northwest corner of the intersection of Station Avenue and White Horse Pike in the downtown area. The proposal includes a building with two commercial units on the first floor and a total of twelve residential units on the upper floors, together with parking, sidewalks, and landscaping. The site is located within the designated redevelopment area and a redevelopment plan was prepared with specific consideration of the opportunities and constraints presented by this site and property.

**A. Purpose and Permitted Uses.**

The purpose of the redevelopment plan applicable to lots 16 and 17.01 in block 25 is to provide a framework for mixed use development that will enhance the character of Haddon Heights and improve the pedestrian experience while safely accommodating vehicles.

The proposed first floor commercial space is permitted, and required as part of a building that also contains residential dwelling units. The commercial space may be used for retail, restaurant, personal service, or offices as set forth in the redevelopment plan. The dwelling units, including a 15% affordable housing set aside, are also permitted on the upper floors. (Section VIA of Redevelopment Plan)

**B. General and Bulk and Area Requirements**

The Overall Site Plan submitted by the redeveloper does not include a schedule of zoning requirements. From an initial review of the overall plan, it appears that the plan is generally

compliant with the redevelopment plan standards. It is my understanding that the redeveloper and Borough have negotiated a redevelopment agreement. Next the applicant will prepare detailed site plans that include site plan details, grading, circulation, utility, lighting, landscaping, architecture, and roadway improvement plans among others, for review by the Planning Board. If there are any minor deviations from the redevelopment plan requirements, the redevelopment plan provides that a redeveloper may request "C" variances from the planning board as part of its site plan application.

**C. Architecture, Site Plan and other Standards**

As part of the redevelopment planning process, the redeveloper has been guided by the 2021 Design Guidelines for the Historic Districts and by the Borough's goals related to strengthening its vibrant downtown. The applicant's site plan and architectural submission reflect the cooperative design and planning process.

In conclusion, the proposed mixed use building is consistent with the project description in the draft Redevelopment Agreement, is permitted by the redevelopment plan, and it appears that the concept plan is in general compliance with the redevelopment plan standards.

Please email me with any questions.

Very truly yours,



Leah Furey Bruder, PP, AICP  
Haddon Heights Borough Redevelopment Planner

Cc: Emily Givens, Esq  
Steven M. Bach, RA, PE  
Damien O DeDuca, Esq  
Station Ave Lofts, LLC