



May 8, 2024

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

Attn: Suzanne Ritter, Planning Board Secretary

Re: Preliminary and Final Major Site Plan Review
501-503 Station Avenue
Block 25, Lots 16 & 17.01
Haddon Heights, N.J. 08035
Review No. 1 - Completeness
Bach Project No. HHPB2024-10

Dear Chairman and Members of the Planning Board:

Our office has received the following items submitted for the referenced project:

- Borough of Haddon Heights Planning Board Application.
- Borough of Haddon Heights Planning Board Preliminary Major Subdivision or Preliminary Major Site Plan Checklist.
- Proposal & Summary of Application.
- Cover letter prepared by Del Duca Lewis & Berr, dated 4-04-24.
- Request for redevelopment plan consistency letter prepared by Del Duca Lewis & Berr, dated 5-06-24.
- Redevelopment plan consistency review letter prepared by LFB Land Planning, Dated May 7, 2024.
- Plan entitled "Haddon Heights Borough Redevelopment Plan, Block 25 Lots 7, 16, 17.01 & 18 Station Avenue", prepared by Leah Furey Bruder, PP, AICP, dated 11-08-23.
- Stormwater Management Narrative prepared by Stantec Consulting Services, Inc., dated 2-13-24.
- Stormwater Management Maintenance Manual prepared by Stantec Consulting Services, Inc., dated 2-13-24.

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- Report entitled "Trip Generation and Parking Analysis, Block 25, Lots 16 & 17.01, Haddon Heights Borough, Camden County, New Jersey", prepared by Stantec Consulting Services, Inc., dated April 29, 2024.
- Title Commitment for 501 Station Avenue dated 3-22-22, revised 6-10-22.
- Title Commitment for 503 Station Avenue dated 3-23-23, revised 6-10-22.
- Parking Lease between Thomas J. Gosse and Station Ave Lofts LLC, dated 3-07-24.
- Borough of Haddon Heights Historic Preservation Committee April 2023 Minutes.
- Site photographs.
- Survey entitled "501-503 Station Avenue & 128 White Horse Pike, Block 25, Lots 7, 16, 17.01, Borough of Haddon Heights, Camden County, New Jersey", prepared by Stantec Consulting Services, Inc., dated 5-01-23.
- Architectural Plans and Renderings entitled "Station Avenue Lofts, 501-503 Station Avenue, Haddon Heights NJ" prepared by Gnome Architects, undated (13 pages).
- Plans entitled "Preliminary/Final Major Site Plan, 501-503 Station Avenue, Block 25, Lots 16 & 17.01, Haddon Heights Borough, Camden County, New Jersey", prepared by Stantec Consulting Services, Inc.:

Sheet	Title	Date/Last Revision
1	General Information Plan	2-13-24 / 3-19-24
2	Site Demolition Plan	2-13-24 / 3-19-24
3	Site Plan	2-13-24 / 3-19-24
4	Grading Plan	2-13-24 / 3-19-24
5	Utility Plan	2-13-24 / 3-19-24
6	Soil Erosion & Sediment Control Plan	2-13-24 / 3-19-24
7	Soil Erosion & Sediment Control Notes	2-13-24 / 3-19-24
8	Soil Erosion & Sediment Control Details	2-13-24 / 3-19-24
9	Access Permit Site Plan	2-13-24 / 3-19-24
10	Detail Sheet	2-13-24 / 3-19-24
11	Detail Sheet 2	2-13-24 / 3-19-24
12	Detail Sheet 3	2-13-24 / 3-19-24
13	Landscape & Site Lighting Plan	2-13-24 / 3-19-24
14	Landscape Details	2-13-24 / 3-19-24

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GENERAL INFORMATION:

Applicant/Owner: Station Ave Lofts, LLC
5 Circle Lane
Cherry Hill, NJ 08003
609-774-5434

PROJECT SUMMARY:

This application is for the construction of a new 3-story mixed-use building at a property located on the westerly corner of Station Avenue (County Route No. 656) and the White Horse Pike (US Route No. 30) in the CB – Central Business Zoning District. Lots 16 and 17.01 are subject to the *Haddon Heights Borough Redevelopment Plan Block 25 Lots 7, 16, 17.01, 17 & 18 Station Avenue*. The property currently contains a vacant 1-story masonry commercial building and a vacant 2½ story frame commercial building, both of which are to be demolished.

The proposed mixed-use building will contain two (2) commercial units on the ground floor totaling 3,991 sf and twelve (12) residential apartment units on the second and third floors. The applicant is seeking Preliminary and Final Major Site Plan approval.

COMPLETENESS:

The applicant has requested waivers from the following Land Development Checklist items:

1. The location of existing utility structures on the tract and within 200 feet of its boundaries. **Our office has no objection to a waiver being granted for this item.**
2. Plans, typical cross sections and construction details, horizontal and vertical alignment of the center line of all proposed streets and of existing streets abutting the tract as required by Ordinance. **Our office has no objection to a waiver being granted for this item.**
3. Scale model of proposed development. **Our office has no objection to a waiver being granted for this item.**
4. Sketches, plans and photographs of other known similar developments. **Our office has no objection to a waiver being granted for this item.**

The above items must be provided prior to the Planning Board hearing for the application or waivers granted by the Board for the application to be deemed "Complete".

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If the application is deemed complete at the May 16, 2024 meeting, it is recommended that the application be scheduled for public hearing at the Board's June 20, 2024 meeting.

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
Station Ave Lofts, LLC, Applicant/Owner
Damien Del Duca, Esq., Applicant's Attorney
Clifton Clay, PE, PP, Applicant's Professional
Craig A. Reilly, PE, CME

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