

**Borough of Haddon Heights**

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

Case No. \_\_\_\_\_

**PLANNING BOARD APPLICATION**

File: \_\_\_\_\_ Date Application Received: \_\_\_\_\_

Applicants Name

Application Submitted:	
_____	_____
Zoning Official Signature	Date

Disposition:

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

{ } Approved

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

{ } Approved with Conditions

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

{ } Disapproved

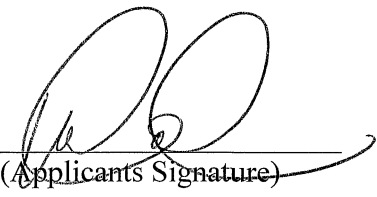
Fee Collected: \_\_\_\_\_ Date Collected: \_\_\_\_\_

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 checked="" type="checkbox"/>	Preliminary Site Plan	\$500 (application fee) \$2,150 (engineer escrow) \$825 (legal escrow)
<input type="checkbox"/>	Use Variance	_____	<input checked="" type="checkbox"/>	Final Site Plan	\$500 (application fee) \$1,100 (engineer escrow) \$550 (legal escrow)
<input type="checkbox"/>	Conditional Use	_____	<input type="checkbox"/>	Minor Site Plan	_____
<input type="checkbox"/>	Minor Subdivision	_____	<input type="checkbox"/>	Concept Plan	_____
				Total Fee	_____



II. Application Form No. 1 was filled out on April 4, 2024 by \_\_\_\_\_

(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
- 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 to be provided
- List other required submissions, e.g. payment of taxes, payment of fees, etc. see attached cover letter

V. Full legal name of Applicant: Station Ave Lofts, LLC

Mailing Address: 5 Circle Lane

Town: Cherry Hill State: NJ Zip: 08003 Phone: (609) 774-5434

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

Legal or equitable owner of property located at 501-503 Station Avenue

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: 501-503 Station Avenue Tax Map Sheet: 3

Block: 25 Lot(s): 16 & 17.01 Date filed with County Recorder: \_\_\_\_\_

Situated on the side of Station Avenue Street/Avenue distant 100 feet in a southwesterly direction from the corner of the south side of \_\_\_\_\_

White Horse Pike 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 N/A

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

Area of property: 0.21 acres or 8,736.9 square feet. Frontage on an improved

Street <sup>87.5 ft. to Station Ave</sup><sub>100 ft. to White Horse Pike</sub> feet. The dimensions of the property are: 87.5 ft. x 100 ft.

Number of Proposed lots: 2 Present Zoning of Property: CB Zone

Present Use of Property: 1-story flower shop 2-story building

Proposed Use of Property: New mixed-use building with a total of fourteen (14) units, two (2) commercial units with a total of 3,991 s.f. on the ground floor and twelve (12) residential apartment units on the upper floors

Describe proposed machinery, operation and products, if applicable: Please see attached summary.

Description of all present structures: Vacant one-story building on lot 17.01 and vacant two-story building on lot 16.

Name, Profession, and License No. of Person Preparing Plat: Clifton Quay, Professional Engineer, Professional Planner, N.J.P.E. License #42670, N.J.P.P. License #LI05653

Does this constitute a:  New Application  Expansion  Alteration

Size of proposed buildings: <sup><36 ft. to roof deck</sup><sub><45 ft. incl. pilot house</sub> height in feet, 3 stories & roof deck height in stories

Number of proposed buildings 1 Floor area of all structures: 16,977 s.f. square feet

Use of existing buildings and premises: 1-story flower shop 2-story building

Percentage of coverage by all buildings: 75% By total impervious coverage: 94.4% ground level with total 66.7% including green roof

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

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: \_\_\_\_\_

Has a bulk variance previously been granted?  Yes  No Date: \_\_\_\_\_

Has a site plan previously been granted?  Yes  No Date: \_\_\_\_\_

Parking spaces required: 13 spaces and provided: 13 spaces (6 on-site, 7 off-site; please see attached summary and lease agreement)

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

If yes, please explain: The Applicant will enter into a Redevelopment Agreement with the Borough which will contain covenants. Also, see enclosed title commitments for any existing covenants and restrictions.

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.

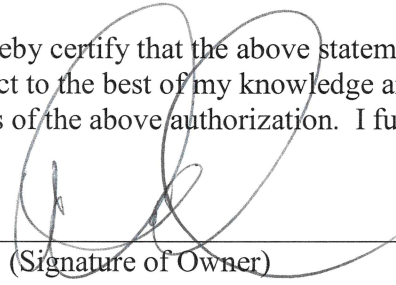
Have there been any previous Planning Board hearings involving this property? { } Yes { } No  
If the answer is **yes**, please attach a copy of the written decision(s) adopted by the applicable board.

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.

  
\_\_\_\_\_  
(Signature of Owner)

4/4/24  
\_\_\_\_\_  
(Date)

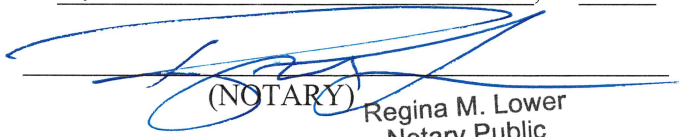
Damien O. Del Duca, Esquire

\_\_\_\_\_  
(Signature of Applicant)

Attorney for Applicant/Owner

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

Sworn to & subscribed before me this 4th day  
of April, 20 24.

  
\_\_\_\_\_  
(NOTARY)

Regina M. Lower  
Notary Public  
State of New Jersey  
ID #50209050

My Commission Expires 04/16/28

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

Name: Damien O. Del Duca, Esquire

Phone Number: 856-427-4200

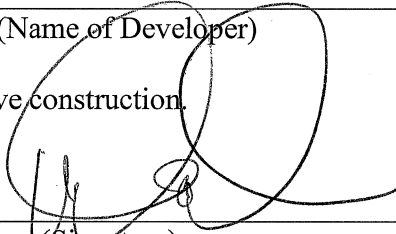
**AGREEMENT TO PAY FOR PROFESSIONAL REVIEW**

Date: 04/04/24

Property  
Applicants Address: 501-503 Station Avenue Block: 25 Lot: 16 & 17.01

Station Ave Lofts, LLC, agrees to pay for any professional review necessary for  
(Name of Developer)

the above construction.

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

Damien O. Del Duca, Esquire

Attorney for Applicant/Owner  
\_\_\_\_\_  
(Title)