

Proposal & Summary of Application
Borough of Haddon Heights Planning Board
Station Ave Lofts, LLC
Block 25, Lots 16 & 17.01
501-503 Station Avenue

Station Ave Lofts, LLC (the “Applicant”), is the legal or equitable owner of property located at 501-503 Station Avenue, designated as block 25, lots 16 & 17.01 on the municipal tax map (the “Property”). The Property is currently improved with a one-story flower shop and a two-story building. Both buildings are vacant. The Property is in the CB Central Business District, and within the historic district boundary. The Applicant has previously submitted an application to the Borough of Haddon Heights Historic Preservation Commission (“HPC”), from which it received approval for demolition of the existing buildings. The Property is part of a non-condemnation redevelopment area and is subject to the terms of a redevelopment plan adopted by the Haddon Heights Borough Council in November 2023 by Ordinance No. 2023:1537 (the “Redevelopment Plan” or “RDP”). The purpose of the Redevelopment Plan, in part, is “to enable and encourage revitalization . . . and the development of mixed-use buildings.” (Redevelopment Plan, at 2.)

In this application, the Applicant proposes to demolish the two existing structures and construct a 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, with a roof deck, landscaping, and associated improvements. This is a permitted use of the Property, pursuant to Section VI(A)(9) of the RDP. The Applicant now applies to the Planning Board (the “Board”) for preliminary and final major site plan approval together with any historic approval that may be required.

The Applicant seeks the checklist waivers noted on the enclosed preliminary and final major site plan checklists. The Applicant also requests any additional variances, submission waivers, exceptions, design waivers, de minimis exceptions, modifications of conditions of prior approvals, continuation of any preexisting non-conforming conditions, other approvals reflected on the plans (as same may be further amended or revised from time to time without further notice) as may be determined to be necessary during the review and processing of the application by the Board and its professional staff, and permits requested or required by the Board at the public hearing.

This proposed mixed use and structure will advance the Township’s goals and objectives detailed in the Redevelopment Plan. Those objectives include utilizing “architectural design to place special emphasis on street corners and to encourage an inviting, connected, and continuous streetscape,” enabling the “transformation of underused and uncoordinated sites to active the downtown streetscape with storefronts and pedestrian amenities,” and encouraging the location of “attractive, well-organized, and clean businesses that are suited to the surrounding area and fit into the existing land use framework, and that will contribute to a vibrant local economy.”

The RDP requires thirteen (13) parking spaces for the proposed uses, one (1) of which is an ADA parking space. These spaces may be located either entirely onsite or in combination with designated offsite parking spaces on a lot within 500 feet of the property boundary of the building. The Applicant proposes six (6) parking spaces onsite, one (1) of which is an ADA space, and it entered into an agreement on March 7, 2024 with the owner of adjacent lot 7 that permits parking of seven (7) vehicles in rear of current parking lot at property located at 126 White Horse Pike, block 25, lot 7 for use by the Applicant (the “Parking Agreement”). A copy of the Parking Agreement is included in the Applicant’s submission package.

Below please find a list of the witnesses that would be appearing on behalf of the Applicant:

- Clifton Quay, PE, PP and Adam Catherine, PE
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