Department of Public Works

Louis Cappelli, Jr.
Freeholder Director
Ian K. Leonard
Freeholder
Sam Martello
Director
Kevin Becica
County Engineer

camden county

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CAMDEN COUNTY PLANNING BOARD
CHARLES J. DEPALMA COMPLEX
2311 EGG HARBOR ROAD
LINDENWOLD, NJ 08021

Board Members
Freeholder Carmen G. Rodriguez – Alternate
George W. Jones Chairman
Dennis S. Garbowski Vice Chairman
Joseph Pillo
Farhat Biviji
Daniel P. Cosner
Thomas Schina
Thomas P. Page – Alternate

Agenda for June 23rd, 2015

Meeting to be held at
Camden County Department of Public Works
Large Conference Room
2311 Egg Harbor Road, Lindenwold, New Jersey 08021
☎ 856.566.2978

1. Call Meeting To Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comments on non-agenda items
5. Adoption of Minutes – May 26th, 2015
6. Review of Project for Board Action

   Subdivisions: None

   Site Plans

A.	Proposed Perlite Manufacturing Facility	SP-27-3-15
B.	Family Dollar	SP-8-8-15
C.	Khmer Buddhist Temple	SP-34-5-15

7. Chairman's report
8. Attorney's Report
9. County Engineers Report
10. County Planning Report
11. New Business
12. Old Business
13. Adjournment

CAMDEN COUNTY PLANNING BOARD Land Development Review	REVIEW LIST FOR MEETING *June 23rd, 2015*

MINOR SUBDIVISIONS

No	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION	Locally Approved
	Requires Approval				
1					
2					
3					
4					
	For Review				
5					
6					

SITE PLANS

No	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION	Locally Approved
1	**Proposed Perlite Manufacturing Facility**	**SP-27-3-15**	**Pennsauken Township**	**Modification of existing vacant building and site for new industrial use**	**Yes**
2	**Family Dollar**	**SP-8-8-15**	**City of Camden**	**New Family Dollar at 7th and Linden**	**Yes**
3	**Khmer Buddhist Temple**	**SP-34-5-15**	**Voorhees Township**	**Worship Facility, Buddhist Temple, and additional facilities**	**Yes**
9					
10					

STAFF REPORT MEETING OF:	RE:	Proposed Perlite Manufacturing Facility
	Plan:	SP-27-3-15
	Municipality:	Pennsauken Township
	Applicant:	Dicalite Management Group, Inc.
	Abuts County Route:	River Road (CR 543)

The applicant is proposing to modify the existing vacant 71,249+/- sq. ft. building and surrounding site. This 5.82 acre property lies in a Heavy Industrial Zone and is located on River Road (CR 543). The proposal is to demolish several existing areas of the building while undergoing several additions. The total area of the building subsequent to the modification will be 67,290 +/- sq. ft. The building will be used for processing and packaging perlite which is a substance that has a relatively high water content. Perlite occurs naturally and has the unusual property of greatly expanding when heated sufficiently. It is an industrial mineral and a commercial product useful for its light weight after processing.

In addition to the modification to the existing building, four (4) steel towers, two (2) baghouse structures, a cat walk between the two towers and eight (8) silo's will be constructed. The application also includes a possible connection to the existing railroad behind the property, refurbishment of the existing pavement and based on the discussions with Conrail, potentially two (2) stormwater management basins. The current driveway will be eliminated and a new one will be relocated at a location just north of the existing one on River Road. This entry will be shared between tractor trailers and passenger vehicles.

Perlite Manufacturing
Block 1802 / Lot 4
Pennsauken Township
CR-543
Zimmerman Ave
Griffith Morgan Ln
Google earth
© 2015 Google
N
800 ft

CAMDEN COUNTY PLANNING BOARD COUNTY ENGINEER'S REVIEW OF SUBDIVISIONS AND SITE DEVELOPMENT PLANS	**PLAN #** SP-27-3-15
Proposed Perlite Manufacturing Facility **PROJECT NAME**	Pennsauken Township **MUNICIPALITY**

TYPE OF PLAN	**TAX MAP DATA**	**REVIEW STATUS**
X SITE PLAN	PLATE: 18	X **REVISE AS NOTED**
___ PRELIMINARY PLAN	BLOCK: 1802	
___ OTHER	LOT(s): 4	

NAME: Dicalite Management Group, Inc

ADDRESS: 1 Bala Avenue

CITY Bala Cynwyd **STATE:** PA **ZIP:** 19004

SITE ABUTS COUNTY HIGHWAY River Road **ROUTE #** CR 543

COUNTY ENGINEER'S REVIEW COMMENTS (see review status above)

RIGHT OF WAY

1. The Camden County Master Plan indicates that River Road (CR 543) has a proposed right-of-way of 66 feet, with an existing right-of-way along the property frontage of 66 feet. Additional right-of-way from the centerline along the applicant's frontage is not required.

2. The applicant is proposing to eliminate the existing driveway eight feet 8′from the western side property line on River Road and construct a new driveway sixteen point seven feet (16.7′) from the eastern property line measured along the River Road property line.

    a. In accordance with County Design Standards Section 3.3.1.8 The Site Plan Sheet C-1.0 should be revised to include the unobstructed horizontal and vertical line of sight as established in the current edition of A Policy on Geometric Design of Highways and Streets by AASHTO.

    b. The proposed driveway is in accordance with County Design Standards **3.3.1.9,** no portion of a driveway shall be located within 10′ of a side property line where the 10′ distance shall be measured at the point of the widest portion of the driveway at the edge of pavement of the county road.

3. The applicant is proposing a fifteen foot (15′) radius at the driveway to River Road.

    a. A thirty-five foot (35′) radius is recommended to ensure that delivery vehicles turning into and out of the new driveway do not cross the centerline of the county road or encroach on an adjacent traffic lane.

    b. Sheet C-6.3 should be revised to include the truck turning template for vehicles entering and exiting the driveway.

4. In accordance with County Design Standards Section 3.3.1.10E, the driveway shall be constructed of reinforced concrete with a depressed curb extending to the point of curvature of the apron.
    a. The Site Plan, Sheet C-1.0 should be revised to include the concrete apron and depressed curb.
    b. Detail Sheets C-6.0 or C-6.1 should be revised to include Camden County details. See attached County Detail 3 and Detail 6.

5. The Site Plan, Sheet C-1.0 should be revised to include a stop sign and stop bar at the proposed driveway entering into the County Road in accordance with County Design Standards Section 3.3.1.10.G.

6. In accordance with County Design Standards Section 3.4.9 curb must be provided along the development property that abuts a county road.

    a. The Site Plan, Sheet C-1.0 should be revised to include curb along the property frontage of River Road.

    b. The Site Plan, Sheet C-1.0 should be revised to show the two foot (2') wide pavement repair in front of the curb.

    c. A curb taper should be provided where the curbing meets the existing edge of pavement.

    d. Detail Sheets C-6.0 or C-6.1 should be revised to include Camden County curb details. See attached County Detail 1 and Detail 18.

7. The applicant should be prepared to present to the County Planning Board any conditions required under the municipal approval that result in revisions to the Site Plan.

STORMWATER MANAGEMENT NJAC 7:8

1. The proposed improvements do not ultimately disturb one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. The proposed improvements do not meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 are not required.

2. The plans include stormwater management basins at the rear of the property in anticipation of discussions with Conrail.

    a. If the drainage basins are not part of the applicant's proposed improvements, the final plans submitted for County approval should not include the stormwater improvements.

    b. If the drainage basins are required in the future, it is recommended that the applicant resubmit the plans under the County administrative review process.

ADMINISTRATIVE

1. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.

2. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.

3. All road openings will require a Road Opening Permit from the Camden County Highway Department.

4. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.

   The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.

Kevin Becica

KEVIN BECICA, PE, PP, CME, CFM
County Engineer

5/12/15
DATE

Cc: Applicant: Dicalite Management Group: 610.660.8817
Applicant Attorney: Jefferis Engineering Associates, LLC: 856.933.2016
Applicant Engineer: Teal S. Jefferis: 856.933.2016
Municipal Planning Board Secretary: 856.665.2749
Municipal review Engineer: T&M Associates: 856.722.0175

Camden County Planning Division

Application for County Approval of Subdivision, Site & Development Plan

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Camden County Planning Board
Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021
Phone 856.566.2978 Fax 856.566.2988
planningdivision@camdencounty.com

This application must be completed in full, duplicate, signed and filed with the municipality. Please also submit a copy of local application and approval. See County Submission requirement list for all documents necessary for a complete application.

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Proposed Perlite Manufacturing Facility- (Dicalite Management Group, Inc.)

Project Address (if applicable) & Municipality: 9111 River Road, Pennsauken, NJ

County Route No.: C.R. 543 Site Abuts County Road: ---

Type of Submission:

[X] New Application
[ ] Revision of Prior Site Plan Application Number _____ Date: _____
[ ] Resubmission of Part of Major Subdivision Application Number _____ Date: _____

Tax Map Data:

Plate(s): 18
Block(s): 1802
Lot(s): 4

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Existing Zoning: HI- Heavy Industrial Zone
Variance Required: No

Type of Plan:

[X] Site Plan | Final Development Plan | Preliminary Plan
[ ] Major Subdivision Filing Plan Minor Subdivision
[ ] Other: Re-occupancy of existing vacant industrial building, renovation of building and site improvements.

SP-27-3-15

Submission Information:

Applicant: Dicalite Management Group, Inc.) Phone: 610-660-8814 Fax: 610-660-8817
Address: 1 Bala Avenue Town: Bala Cynwyd State: PA
E-Mail: dcusack@dicalite.com Zip: 19004
Derek J. Cusack, Sr. VP

Agent: Jefferis Engineering Associates, LLC. Phone: 856-933-2005 Fax: 856-933-2016
Address: 801 Orchard Avenue Town: Runnemede State: NJ
E-Mail: tjefferis@jefferisengineering.com Zip: 08078
Teal S. Jefferis, PE

Proposed Use:

- [ ] Single Family Detached
- [ ] High Rise Apartments
- [ ] Commercial
- [ ] Town Homes
- [ ] Mid-Rise Apartments
- [x] Industrial
- [ ] Commercial
- [ ] Garden Apartments
- [ ] Other: _____

Area:

Total of Existing Lot: 5.82 AC Portion to be Sub-divided: N/A AC
Dedicated Land: N/A AC Explain: Re-occupancy of existing building on existing lot; renovation of building, repaving parking lot, relocation of driveway, stormwater management, and site improvements.

Signatures Required:

Signature of Applicant: _____ Date: 3/27/15
Person Completing Application
(Please Print): Teal S. Jefferis, PE c/o Jefferis Engineering Associates Date: March 27, 2015

Municipal Use:

Classification of Application: _____
Authorized Municipal Signature: _____
Title: _____ Transmittal Date: _____
Phone No.: _____

For County Use:
Classification of Application: _____
Authorized County Signature: _____
Title: _____ Date Received: _____
Phone No.: _____ Log No.: _____
Plan No.: SP-27-3-15

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Camden County Planning Division

Affidavit of Ownership

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Name of Company/Organization:

Dicalite Management Group, Inc.

Is Company a Corporation? ☑ Yes ☐ No

If yes, name of State in which incorporated:

Is Company a Partnership? ☐ Yes ☑ No

Is Company an Individual Owner? ☐ Yes ☐ No

Please list any/all individuals who are owners (*full/ part*) / (*individual/multiple*) of the Company/Organization. If a Non-Profit Organization, please list all Board Members.

Name	*Address*	*Title*
Raymond G. Perelman	1820 Rittenhouse Square, PH1 Phila, PA 19103	CEO

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The above information is true and correct to the best of my knowledge:

X _____
Signature of Owner & Title

X Raymond G. Perelman, CEO
Print Name of Owner & Title

STAFF REPORT MEETING OF:	RE:	Family Dollar
	Plan:	SP-8-8-15
	Municipality:	City of Camden
	Applicant:	Boos States Development, LLC
	Abuts County Route:	None

The applicant is proposing to construct a 1-story 9,180 sq. ft. Family Dollar Store with appurtenant improvements, proximate to the northwest corner of the Linden Street/ Eight Street Intersection. This 3.11 acre site is currently vacant and undeveloped other than a driveway and concrete sidewalks associated with a former temporary housing development in addition to the presence of minor improvements such as fencing, signs, and landscaping - all of which are to be removed. This site has frontage along Seventh Street, Eight Street, and Linden Street, all of which are under the jurisdiction of the City of Camden.

In the Traffic Engineering Assessment by Shropshire Associates, their investigation was regarding a possible 9,180 sq. ft. Family Dollar Store and a 3,278 sq. ft. fast food restaurant which would share accesses to the adjacent roadway network. The development was classified as a "shopping center" with a total of 12,458 sq. ft. for trip generation purposes. It is estimated that the proposed "shopping center" would be completed and occupied by 2017. The site will have two (2) full movement driveways for access, one along northbound Seventh Street and one along southbound 8th Street.

Family Dollar
Block 85 & 86 / Lots 1 & 51
Elm St
Willard St
Linwood St
Cedar St
N 8th St
Birch St
Ray St
Borton St
N 10th St
N 6th St
Fern St
Linden St
N 9th St
Kimber St
Penn St
N 7th St
Broadway
Google earth
© 2015 Google
N
600 ft

CAMDEN COUNTY PLANNING BOARD COUNTY ENGINEER'S REVIEW OF SUBDIVISIONS AND SITE DEVELOPMENT PLANS	PLAN # SP-8-8-15
Family Dollar **PROJECT NAME**	City of Camden **MUNICIPALITY**

TYPE OF PLAN	**TAX MAP DATA**	**REVIEW STATUS**
X SITE PLAN	PLATE: 22	**X REVISE AS NOTED**
___ PRELIMINARY PLAN	BLOCK: 85 / 86	
___ OTHER	LOT(s): 1 / 51	

NAME: Boos States Development, LLC

ADDRESS: 2651 McCormick Drive

CITY Clearwater **STATE:** FL **ZIP:** 33759

SITE ABUTS COUNTY HIGHWAY N/A **ROUTE #** N/A

COUNTY ENGINEER'S REVIEW COMMENTS (see review status above)

RIGHT OF WAY

1. The proposed site does not front on a County highway and does not impact County facilities.

STORMWATER MANAGEMENT NJAC 7:8

2. The applicant has provided a stormwater management report dated April 21, 2015 prepared by The Pettit Group to demonstrate that the proposed stormwater system meets the requirements under NJAC 7:8 for water quality, water quantity and recharge.

3. The applicant is proposing a combination of above ground and below ground stormwater system. The applicant must document that the proposed stormwater system has met the municipal review comments related to stormwater in the Remington & Vernick letter dated May 8, 2015.

4. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant in order to ensure that the stormwater system can be maintained in perpetuity.

5. The stormwater maintenance plan must address the responsibility for the above ground basin that is located on 2 separate block and lots.

6. In accordance with NJAC 7:8-5.8(d) The maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.

Kevin Becica — 6/8/15

KEVIN BECICA, PE, PP, CME, CFM — DATE
County Engineer

Cc: Applicant: Company: Boos States Development, LLC: alorah@boosdevelopment.com
Applicant Attorney: Brian Cleary: 856 464.9606
Applicant Engineer: John M. Pettit: 856 464.9606
Municipal Planning Board Secretary: 856 968.4705
Municipal review Engineer: Remington & Vernick: 856 795.1882

Camden County Planning Division

Application for County Approval of Subdivision, Site & Development Plan

camden county

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Camden County Planning Board
Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021
Phone 856.566.2978 Fax 856.566.2988
planningdivision@camdencounty.com

This application must be completed in full, duplicate, signed and filed with the municipality. Please also submit a copy of local application and approval. See County Submission requirement list for all documents necessary for a complete application.
(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Family Dollar

Project Address (if applicable) & Municipality: 7th Street & Linden Street, City of Camden

County Route No.: N/A Site Abuts County Road: No

Type of Submission:

☑ New Application
☐ Revision of Prior Site Plan Application Number _____ Date: _____
☐ Resubmission of Part of Major Subdivision Application Number _____ Date: _____

Tax Map Data:

Plate(s): 22
Block(s): 85/86
Lot(s): 1/51

Existing Zoning: C-4 Commercial
Variance Required: No

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Type of Plan:

☑ Site Plan | ☐ Major Subdivision | ☐ Other: _____

Final Development Plan | Filing Plan

Preliminary Plan | Minor Subdivision

SP-8-8-15

Submission Information:

Applicant: Boos States Development, LLC Phone: (727) 669-2900 Fax: _____
Address: 2651 McCormick Drive Town: Clearwater State: FL
E-Mail: alorah@boosdevelopment.com Zip: 33759

Agent: Brian Cleary Phone: 856-464-9600 Fax: 856-464-9606
Address: 497 Center Street Town: Sewell State: NJ
E-Mail: BCleary@PettitGroup.com Zip: 08080

Proposed Use:

- [ ] Single Family Detached
- [ ] High Rise Apartments
- [x] Commercial
- [ ] Town Homes
- [ ] Mid-Rise Apartments
- [ ] Industrial
- [ ] Commercial
- [ ] Garden Apartments
- [ ] Other: _____

Area:

Total of Existing Lot: 2.11 AC
Dedicated Land: Ø AC
Portion to be Sub-divided: Ø AC
Explain: _____

Signatures Required:

Signature of Applicant: _____ Date: 4/29/15
Person Completing Application
(Please Print): Brian Cleary Date: 5/26/15

Municipal Use:

Classification of Application: _____
Authorized Municipal Signature: _____
Title: _____ Transmittal Date: _____
Phone No.: _____

For County Use:
Classification of Application: _____
Authorized County Signature: _____
Title: _____ Date Received: _____
Phone No.: _____ Log No.: _____
Plan No.: SP-8-8-15

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Land Development and Review

Camden County Planning Division

Affidavit of Ownership

camden county

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Name of Company/Organization:

Boos-States Development, LLC

Is Company a Corporation? ☐ Yes ☒ No

If yes, name of State in which incorporated:

Is Company a Partnership? ☐ Yes ☒ No

Is Company an Individual Owner? ☐ Yes ☒ No

Please list any/all individuals who are owners (*full/ part*) / (*individual/multiple*) of the Company/Organization. If a Non-Profit Organization, please list all Board Members.

Name	*Address*	*Title*
Robert D. Boos	2651 McCormick Dr, Clearwater, FL 33759	Manager
Robert B. Boos	2651 McCormick Dr, Clearwater, FL 33759	Manager

RE
Land Development and Review

The above information is true and correct to the best of my knowledge:

X _____ Manager
Signature of Owner & Title

X _____ Manager
Print Name of Owner & Title

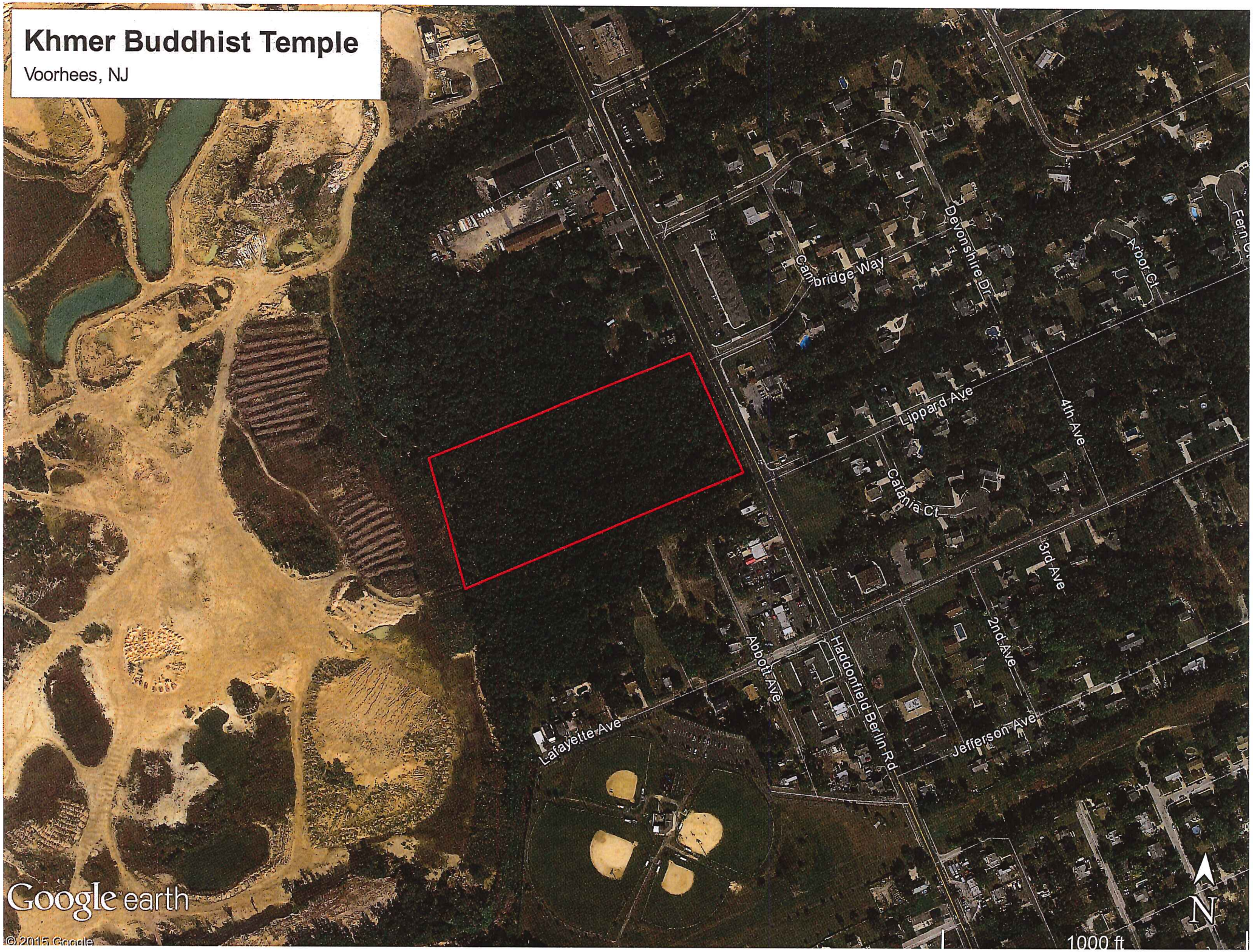
SP-8-15

STAFF REPORT MEETING OF:	RE:	Khymer Buddhist Temple
	Plan:	SP-34-5-15
	Municipality:	Voorhees Township
	Applicant:	Khymer Buddhist Humanitarian Association, Inc.
	Abuts County Route:	Haddonfield-Berlin Road (CR 561)

The applicant is proposing to build a Cambodian Buddhist Temple on Haddonfield-Berlin Road in Voorhees Township. Designated as Block 262, Lot 6, this site consolidates 4 previous Lots into 1. The site is currently developed with a residential dwelling, within the northeast portion. A lawn and garden area is present in association with the dwelling and the remainder of the site is forested. A sand mining operation adjoins the site to the west and commercial uses are present along CR 561.

The site is proposed to be developed to include a one-story, 8,250 sq. ft. Ceremony Building and a two-story, 12,748 sq. ft. Worship Building with a proposed roofline of 64 feet, 8 1/2 inches. The Temple will be able to accommodate community gatherings of up to 300 people. Meditation gardens, landscaping, parking, and stormwater management are also proposed of the site. A total of 101 parking spaces are proposed in support of the Temple. An area has been reserved for an additional 71 spaces should future conditions warrant.

The existing residential dwelling is proposed to remain and a residential garage is propose to be constructed proximal to the dwelling. The residential dwelling will be utilized by monks and elders that will stay on the site to tend to the daily functions and to meet with visiting worshipers. A playground area is proposed for the northern corner of the site and the north western corner is to remain forested. It is expected that there would be 10-20 visitors during a typical weekday and up to 50 on a regular weekend day. High traffic will occur on the three holy days each year. Most of this traffic will come from the South Jersey area as well as from the Philadelphia area.


Khmer Buddhist Temple
Voorhees, NJ
Cambridge Way
Devonshire Dr
Arbor Ct
Lippard Ave
4th Ave
Catania Ct
3rd Ave
2nd Ave
Abbott Ave
Haddonfield Berlin Rd
Lafayette Ave
Jefferson Ave
Google earth
© 2015 Google
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1000 ft

CAMDEN COUNTY PLANNING BOARD COUNTY ENGINEER'S REVIEW OF SUBDIVISIONS AND SITE DEVELOPMENT PLANS	PLAN # SP-34-5-15
Khmer Buddhist **PROJECT NAME**	Voorhees Township **MUNICIPALITY**

TYPE OF PLAN	TAX MAP DATA	REVIEW STATUS
X SITE PLAN	PLATE: 36	X REVISE AS NOTED
___ PRELIMINARY PLAN	BLOCK: 262	
___ OTHER	LOT(s): 6	

NAME: Khmer Buddhist Humanitarian Association, Inc

ADDRESS: 1234 Haddonfield-Berlin Road

CITY Voorhees **STATE:** NJ **ZIP:** 08043

SITE ABUTS COUNTY HIGHWAY Haddonfield-Berlin Road **ROUTE #** 561

COUNTY ENGINEER'S REVIEW COMMENTS (see review status above)

TRAFFIC

1. Our office has reviewed the traffic study prepared by Shropshire Associated dated March 31, 2015. The following are noted:
   a. The traffic engineer has conservatively estimated traffic into and out of the site using estimated vehicle trips for the site using estimated vehicle trips for for three holy days each year with full build out of the facility anticipated in 2020.
   b. Under full build-out conditions in 2020 the intersections of Haddonfield-Berlin Road and St. Albans Place will continue to operate at acceptable LOS C.
   c. Under full build-out conditions in 2020 the intersections of Haddonfield-Berlin Road and Lippard Avenue will continue to operate at acceptable LOS B.

d. Haddonfield-Berlin Road carries two twelve (12) foot lanes in each direction. The applicant's traffic engineer has demonstrated that the traffic into the proposed site does not warrant left hand turning lanes or changes to line striping on Haddon-Berlin Road.

2. The applicant's traffic engineer should be prepared to present the traffic assessment to the County Planning Board. Our office concurs with the traffic assessment conclusions.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Haddonfield-Berlin Road (CR 561) has a proposed right-of-way of 74 feet, with an existing right-of-way of 60 feet. The applicant is not required to provide additional right-of-way through a roadway easement to widen Haddonfield-Berlin Road from the centerline along the applicant's frontage. The following is noted:
   a. The site plan indicates a seven (7) foot roadway easement dedicated to Camden County along the property frontage.
   b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
   d. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.

2. The existing circular driveway on the northern side of the property will remain unchanged.

3. The applicant is proposing the following improvements in the County right-of-way:

   a. One-way circulation to access the worship building site with two (2) driveway cuts on Haddonfield-Berlin Road.

   b. The twenty-four (24) wide entrance driveway is centered opposite St. Albans Place.

   c. The sixteen (16) foot exit driveway is one hundred nine (109) feet north of Lippard Avenue.

   d. The plans indicate the unobstructed horizontal and vertical line of sight for the proposed driveway in accordance with County Design Standards Section 3.3.1.8.

   e. The proposed driveway is in accordance with County Design Standards **3.3.1.9,** no portion of a driveway shall be located within 10' of a side property line where the 10' distance shall be measured at the point

of the widest portion of the driveway at the edge of pavement of the county road.

f. A stop sign and stop bar are provided at the proposed driveway onto the County Road in accordance with County Design Standards Section 3.3.1.10.G. The details for the stop bar and pavement markings have been provided.

4. The applicant will be installing sidewalk along the property frontage.

5. The plans should be revised to meet County standards and accommodate the largest delivery vehicle into and out of the site.

   a. The flare or radius on the exit driveway should be revised so the truck does not enter into oncoming traffic lanes as shown on Sheet 21

   b. The site Plan Sheets 3 and 5 should revised to provide a concrete driveway apron in accordance with County Design Standards Section 3.3.1.10E.

   c. The plan Sheet 11 should be revised to add County Details 6 and 18 to the plan set for the driveway apron and 24 inch wide roadway restoration in front of driveway apron.

6. The County Road Plan on Sheet 11 should be revised to meet County standards

   a. The curb detail should be revised County Detail 1.

   b. The proposed curb height on the curb detail should indicate "varies to match existing"

   c. Detail A and detail B on Sheet 11 should indicate that the proposed curb will match existing curb at each end. The existing curb appears to be between 7 and 8 inches high across the property frontage.

UTILITIES

1. The applicant is proposing new connections for fire service and domestic water that will require road restoration of Haddonfield-Berlin Road.
   a. A trench restoration detail showing roadway restoration should be provided on Sheet 11 and the same detail should be added to Sheet 18.
   b. The Note should be added to the plans "All road openings will require a County road opening permit and must meet the Camden County restoration requirements."

2. The applicant will be connecting the proposed sanitary sewer lateral for the worship building to the existing sanitary sewer lateral for the residential dwelling.
    a. The cleanout is shown within the proposed sidewalk. A detail for a cast iron cleanout to be installed flush with the concrete sidewalk should be provided on Sheet 18 of the plans.

STORMWATER MANAGEMENT NJAC 7:8

1. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. A stormwater management report has been provided, prepared by CES dated March 2015. The applicant is requesting a de minimis exception meeting the requirements of NJAC 7:8, Stormwater requirements for water quantity flowing to Haddonfield-Berlin Road as shown in Table 3A on Page 5. The applicant's engineer should provide the following additional technical information for the deminimis exception:
    a. Document the pre-existing drainage area in acres to the existing low area within the center of Block 262, lot 2.
    b. Document the impact of modifying the pre-existing drainage shed to include the existing low area on the pre-existing peak rate of flows for the 100 year storm event.
    c. Modify the post development drainage system model(s) to remove the soil infiltration rate. This provide the peak flows to the County storm system within Haddonfield-Berlin Road if the infiltration basin requires maintenance.
    d. After re-running the drainage calculations the applicant's engineer must demonstrate that
        i. The proposed improvements represent a de minimis impact to the existing County storm drain system,
        ii. The existing County storm pipe system has the capacity to handle the runoff directed into the County storm pipe system from the proposed improvements under the 25 year storm conditions with no overland relief and under the 10 year storm conditions if overland relief is available.
    e. The final design meets the hydraulic impact requirements of NJAC 7:8-5.4(a)2iv. This calculations documents that there will be no adverse impact to existing commercial or residential septic systems, basements, etc. as a result of the proposed infiltration basin systems.

2. As shown on Sheet 6, the outflow structure for Basin A will connect into an existing inlet (GR 175.91, Inv. 171.64) within the County right-of way.
    a. The pipe calculations in Appendix D dated 3/27/15 should be revised to include the flow from the Outflow Structure A (OFSA) outflow pipe from Basin A to the existing storm inlet for the calculated 100 year peak outflow rate **without soil infiltration in the Basin A model.**
    b. The size, length and material of the outflow pipe should be provided on Sheet 6.
    c. The existing inlet should be reconstructed in order to accept the proposed outflow pipe from Basin A.
    d. Sheet 6 should be revised to call out a Type N ECO curb piece and bicycle safe grate for the existing storm inlet where Basin A connects into the County storm system
    e. Details for the Type Type N ECO curb piece and bicycle safe grate should be provided on Sheet 11.
3. As shown on Sheet 6, an outflow structure for Basin B2 will connect into a storm pipe under the exit driveway to Basin B. Basin B1 will overflow during peak rainfall events to Haddonfield-Berlin Road approximately 75 feet north of the intersection with Lippard Avenue.
    a. The applicant is proposing a 4 foot wide spillway in the retaining wall around stormwater basin B1 that will direct overflow during peak rainfall events over the sidewalk to the County roadway.
    b. Spillway and soil stability calculations should be provided for the outflow from Basin B1 for the calculated 100 year peak outflow rate **without soil infiltration in the Basin B2 and B1 models.**
    c. Sheet 6 should be revised to include inverts for OFS B2.
    d. The size, length and material of the storm pipe between Basin B2 and Basin B1 should be provided on Sheet 6.
    e. The inverts for the OFS B1 should be provided on Sheet 6.
4. The existing conditions plan, Sheet 2, indicates existing drainage and detention basin cross easements to be vacated. It appears that the old drainage easements connected to an existing storm inlet in the County right-of-way. The applicant's engineer must document that the drainage and detention basin cross easements have been vacated or that

the easements were not dedicated to Camden County prior to final County approval.

5. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant in order to ensure that the stormwater system can be maintained in perpetuity.

6. In accordance with NJAC 7:8-5.8(d) The maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.

ADMINISTRATIVE

7. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.

8. All road openings will require a Road Opening Permit from the Camden County Highway Department.

9. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.

   The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.

Kevin Becica

KEVIN BECICA, PE, PP, CME, CFM
County Engineer

6/17/15
DATE

Cc: Applicant: Khmer Buddhist Humanitarian Association, Inc.
Applicant Attorney: Robert S. Baranowski 856 355-2901
Applicant Engineer: Henry J. Haley 856 232-2346
Municipal Planning Board Secretary: 856-795-2335
Municipal review Engineer: SME Associates: 856 985-5126

Camden County Planning Division

Application for County Approval of Subdivision, Site & Development Plan

camden county
Making It Better, Together.

Camden County Planning Board
Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021
Phone 856.566.2978 Fax 856.566.2988
planningdivision@camdencounty.com

This application must be completed in full, duplicate, signed and filed with the municipality. Please also submit a copy of local application and approval. See County Submission requirement list for all documents necessary for a complete application.
(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Khmer Buddhist Humanitarian Association, Inc. Preliminary and Final Site Plan

Project Address (if applicable) & Municipality: 1234 Berlin Road, Voorhees

County Route No.: 561 Site Abuts County Road: 561

Type of Submission:

[X] New Application
[ ] Revision of Prior Site Plan Application Number _____ Date: _____
[ ] Resubmission of Part of Major Subdivision Application Number _____ Date: _____

Tax Map Data:

Plate(s): 36
Block(s): 262
Lot(s): 6

Existing Zoning: B - Business
Variance Required: Use Variances Granted - see Resolution attached.

Type of Plan:

[X] Site Plan | Final Development Plan | Preliminary Plan
[ ] Major Subdivision | Filing Plan | Minor Subdivision
[ ] Other: _____

SP-34-5-15

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APR 23 2015
Camden County
Land Development and Review

Submission Information:

Applicant: Khmer Buddhist Humanitarian Association, Inc. Phone: 215 336 9547 Fax: _____
Address: 1234 Haddonfield-Berlin Road Town: Voorhees State: NJ
E-Mail: _____ Zip: 08043

Agent: Robert S. Baranowski, Jr., Hyland Levin LLP Phone: 856 355 2900 Fax: 856 355 2901
Address: 6000 Sagemore Dr., Suite 6301 Town: Marlton State: NJ
E-Mail: baranowski@hylandlevin.com Zip: 08053

Proposed Use:

- [ ] Single Family Detached
- [ ] High Rise Apartments
- [ ] Commercial
- [ ] Town Homes
- [ ] Mid-Rise Apartments
- [ ] Industrial
- [ ] Commercial
- [ ] Garden Apartments
- [X] Other: Worship Buildings, Monks' Residence

Area:

Total of Existing Lot: 15.435 AC Portion to be Sub-divided: _____ AC
Dedicated Land: _____ AC Explain: _____

Signatures Required:

Signature of Applicant: _____ Date: 4/9/2015
Person Completing Application
(Please Print): Robert S. Baranowski, Jr., Hyland Levin LLP Date: _____
Attorneys for Applicant

Municipal Use:

Classification of Application: Preliminary & Final Site Plan
Authorized Municipal Signature: Elaine O'Powell
Title: Assistant Zoning Officer Transmittal Date: 4/10/15
Phone No.: (856) 429-0647

For County Use:
Classification of Application: _____
Authorized County Signature: _____
Title: _____ Date Received: _____

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Camden County
Land Development and Review

Phone No.: _____ Log No.: _____

Plan No.: SP-34-5-15

Camden County Planning Division

Affidavit of Ownership

camden county

Making It Better, Together.

Name of Company/Organization:

Khmer Buddhist Humanitarian Association, Inc.

Is Company a Corporation? [X] Yes [ ] No

If yes, name of State in which incorporated:

Pennsylvania

Is Company a Partnership? [ ] Yes [X] No

Is Company an Individual Owner? [ ] Yes [X] No

Please list any/all individuals who are owners (*full/ part*) / (*individual/multiple*) of the Company/Organization. If a Non-Profit Organization, please list all Board Members.

Name	*Address*	*Title*
Non-profit religious organization. See attached list of boad members.		

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Camden County
Land Development and Review

The above information is true and correct to the best of my knowledge:

SP-34-5-15

X _____

Signature of Owner & Title

X Robert S. Baranowski, Jr., Hyland Levin LLP, Attorneys for Applicant Khmer Buddhist Humanitarian Association, Inc.

Print Name of Owner & Title

Khmer Buddhist Humanitarian Association, Inc.

2400 S. 6th Street, Philadelphia, PA. 19148
Phone: (215) 336-9547
Website: www.khmertemple.org

Names, Address and title of the Board Members:

Name	Address	Title
Victor Sakyamuni	1234 Haddonfield-Berlin Road, Voorhees, NJ. 08043	Chairman
Yun Or	2027 S. 28th Street, Philadelphia, PA. 19145	Vice-Chairman
Muni Ratana	2400 S. 6th Street, Philadelphia, PA. 19148	President/CEO.
Him Yam	1718 S. 15th Street, Philadelphia, PA. 19145	Board Member
Sovan Sinn	8 Salem Court, Sicklerville, NJ. 08081	Board Member

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Camden County
Land Development and Review

Camden County Planning Board
County Public Works Complex, Lindenwold
6:00 PM
May 26, 2015

The meeting was convened at 6:00 PM by, Chairman George Jones at the County Public Works Complex in Lindenwold. The Chairman announced that the meeting was duly advertised in accordance with the Open Public Meeting Act.

Mr. Jones, Mr. Garbowski, Mr. Cosner, Mr. Pillo, Mr. Page and Ms. Becica were all present.

Staff: Ms. Sigman, Mr. Levecchia, Mr. Zochowski and Ms. Binowski

REVIEW OF PROJECTS FOR BOARD ACTION

A. Subdivisions

1. M-15-3-15 509 – 543 Berlin-Cross Keys Road Gloucester Twp

Frank Tedesco, Esq. was present for the applicant.

The applicant is proposing to subdivide Block 18301, Lot 10.03 from the original Block 18301, Lot 10. The new lot is currently a Columbia Bank pad site within a shopping center located at the intersection of Williamstown-Erial Road (CR 704) and Berlin Cross Keys Road (CR 689). All buildings and site improvements shown on Lot 10 are existing. No new construction is being proposed in conjunction with this subdivision. New lot will be 1.3 acres.

Township engineer requested cross easement on this project for condition of approval. They received approval from the local in April.

A motion was made by Mr. Garbowski and seconded by Mr. Pillo to approve application; all present were in favor.

B. Site Plans

1. SP-13-1-15 59 Lakeview Drive Gibbsboro

Cliff Quay, PE and James Burns, Esq. and Michael Brown were present for the applicant.

The applicant is proposing to develop a 5,200 sq. ft. building consisting of a 4,200 sq. ft. first floor and a 1,000 sq. ft. mezzanine. The building is the third phase of a three phase project previously approved in 2006.

The applicant owns Lots 5.01, 9.01 and 9.03. An office building was developed by Sarahannah, LLC in 2004 with another building following in 2006. Lots 9.01 and 9.03 were developed by Dr. Forte as North Lakeview Properties', LLC also in 2006. The approval of the Sarahannah application was conditioned on the construction of a connecting driveway and cross-access easement and parking easement to the benefit of the subject site.

Dr. Forte gained Gibbsboro preliminary and final site plan approval on June 13, 2006 that was memorialized in Resolution 06PB-7-13. The approval allowed for the construction of a two-story 6,000 sq. ft. office building at the rear of the site. The existing three-story building at the front of the

site was to be demolished, and a two-story building of 5,632 sq. ft. constructed in its place. The project was phased in this sequence of construction and demolition. The new building will sit in the same spot as the previously approved building. While the building is smaller than the building in the original approval, it occupies more land area since it is mainly a single story structure.

Borough requested a spot for cross access for future use. Easement on plan should be revised to match legal description. File new maintenance plan. Need to send us copy of receipt of filing of road widening easement.

A motion was made by Mr. Garbowski and seconded by Mr. Pillo to approve application with conditions; all present were in favor.

2. SP-8-2-11R Church of Latter Day Saints Camden

Julie Von Spreckelsen, Esq. and Bob Valeckei, PE were present for the application.

The applicant is proposing to construct a 11,936 sq. ft. house of worship on a vacant parcel situated on the north side of Federal Street (CR 537), extending from 33rd Street to 34th Street. The application was previously approved as a site plan (SP-8-2-11) and subdivision (M-8-2-11) in 2011. The current proposal includes a 240 seat facility with access from 33rd Street. On-site parking for the church facility will be provided with a total of seventeen (17) spaces.

The previous application was for a 16,200 sq. ft. facility with 240 seats and access on both 33rd and 34th streets. The chapel will be used on Sundays and on a limited basis, one or two weekday evenings. The parcel is situated within the Rosedale Redevelopment Area and is subject to the provisions of the Rosedale Redevelopment Plan.

Received final approval from City of Camden on April 9, 2015.

About 95 to 101 attending Church on Sunday. They will go in on 33rd St. and out on 33rd St. to parking area. The parking area is gated. Will need a card to get through the gate.

All ADA ramps will be upgraded and applicant will comply will all County Engineer's comments. Must give us revised plans.

A motion was made by Mr. Cosner and seconded by Mr. Pillo to approve application with conditions; all present were in favor.

PUBLIC COMMENTS

None

CHAIRMAIN'S REPORT

None

ATTORNEY'S REPORT

None

MINUTES

A motion was made by Mr. Cosner and seconded by Mr. Garbowski to approve the minutes of the April 28, 2015 meeting. Mr. Pillo abstained.

COUNTY ENGINEER'S REPORT

None

COUNTY PLANNING REPORT

None.

NEW BUSINESS

None.

OLD BUSINESS

No

ADJOURNMENT

A motion was made to adjourn the meeting by Mr. Cosner and seconded by Mr. Pillo; all present were in favor.

Respectfully Submitted,
Carol Sigman
Recording Secretary