

Louis Cappelli, Jr.
Freeholder Director
Susan Shin Angulo
Freeholder
John Wolick
Director



Making It Better, Together.

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
Daniel P. Cosner – Vice Chairman
Thomas Schina – Secretary
Thomas Bock Jr.
Ryan Doran
Joseph Pillo
Alexis M. Williams
Kevin Becica – County Engineer

September 25th, 2018

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 – from previous meeting
6. Review of Project for Board Action
 - a. SP-3-2-18 – Chic Fil A - Barrington
 - b. SP-15-7-18 – Dave and Busters – Gloucester Twp.

Chairman's report

7. Attorney's Report
8. County Engineers Report
9. County Planning Report

Applications that have been canceled by the applicant:

- a. SP-15-7-17/MJ-15-1-17 – Lidl Grocery Store in Gloucester Twp.
 - b. SP-15-10-16 Entenmann's Sales Center
10. New Business
 11. Old Business
 12. Adjournment

CC: Hon. Louis Cappelli, Jr., Freeholder Director
Hon. Susan Shin Angulo Freeholder
John Wolick, Director of Public Works
Kevin Becica, County Engineer
Andrew Levecchia, County Planner

**Camden County Planning Board
County Public Works Complex, Lindenwold
6:00 PM
August 28, 2018**

The meeting was convened at 6:00 PM by Secretary Tom Schina 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. Tom Schina, Mr. Joe Pillo, Ms. Alexis Williams, Mr. Ryan Doran, and Ms. Kevin Becica, County Engineer were all present.

Planning Board Solicitor: Ms. Catherine Binowski was present.

Staff: Mr. Andrew Levecchia and Ms. Carol Sigman were present.

MINUTES

A motion was made to approve the minutes of the July 24, 2018 meeting by Mr. Pillo and seconded by Mr. Doran; all present were in favor.

SUBDIVISIONS & SITE PLANS

Carried Over from July meeting

MJ-31-1-18/SP-31-2-18 Reserves at Grace Somerdale

David Wollman, Esq. and Ted Wilkinson, PE, were present for the application.

The applicant proposes to redevelop the existing church and school into a 75-seat restaurant, demolish half of the existing school to then build a total of 83 apartments with a parking garage underneath, and build two new mixed use buildings with 7600 sq. ft. of retail and apartments.

Worked out drainage with County Engineer at last meeting. Will Comply with all the County Engineer's Comments

Received Approval from Local on July 25, 2018

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

MJ-21-1-18 East Oak Ave Lawnside

Robert Howell, Vineland Construction, Richard McGuire, PE and Steven Tripp, Esq. were present for the application.

The applicant seeks to consolidate certain tax lots and create three new lots for development outlined in the Oak Ave. Redevelopment Plan. The total tract area is 54.247 acres. the three new lots will be created as follows:

Block 510, Lot 1; 8.182 acres

Block 701, Lot 1; 18.188 acres

Block 601, Lot 1; 24.614 acres

The subdivision includes a roadway through the property, from Oak Ave. (Cr. 667) to Charleston Ave. A right-of-way easement across Township-owned Block 701, Lot 17 is proposed.

The planning board will be receiving site plans for each subdivision.

They will be creating a connector road called New Road between Oak and Charleston.

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

SP-21-1-18

Commercial Development Oak Ave.

Lawnside

Applicant proposed to construct two (2) 9,800 sq. ft. retail buildings on a 4.46-acre parcel. This proposal is Phase I of the Oak Ave Redevelopment project that will include future residential, mixed use, and flex space. This is commercial and apartments. This is a lot consolidation.

Will be a driveway on E. Oak Ave and on municipal road.

Agree with all of County Engineer's comments except 10b.

Must come back after municipal approval.

A motion was made by Mr. Doran and seconded by Mr. Pillo to table this application; all present were in favor.

M-36-3-18/SP-36-5-18

Winslow Cross Creek-PH IV

Winslow

Neil O'Brien, Esq. and Andrew Hogg, PE were present for the application.

Applicant is seeking approval to develop a seventy (70) unit age-restricted senior housing center for low and moderate income persons, along with related site improvements.

This is Phase IV – Phase III funding is not currently available.

Agree with all County Engineer's comments.

Phase IV is a senior building that will front Erial Road.

Site Plan is also for Phase IV – It will widen Erial Road for 100 feet lane for the access to the development.

Very little storm water for half of the section in Phase 4. The other half goes to basin on Phase 1 & 2.

There is a fire lane that goes completely around the property that is required by the fire department.

A motion was made by Ms. Williams and seconded by Mr. Doran to approve this application with conditions; all present were in favor.

Emily Givens, Esq., Aqeel Sajwani, Union Packaging, James Maddonni, PE were present for the application.

The property in question is a vacant, one-story masonry building previously utilized as a manufacturing facility. The applicant seeks site plan approval to expand the site by 51,000 sq. ft. for use as a fabrication facility for fast food packaging. The facility is primarily for printing and finishing and high-volume folding to service the restaurant industry. Additionally, the applicant seeks to approval for lot consolidation. Anticipated project completion is 2019.

As part of construction driveway aprons, sidewalks, and curbing associated with driveways and along the roadway frontage of the property will be reconstructed.

This will be a plant that manufactures paper products to fast food and convenience store box containers, etc.

They will have a guard for the 24-hour operation. 3 shifts. 65 employees.

Applicant agrees with all County Engineers comments. They received conditional approval from Camden.

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

PUBLIC COMMENTS

None.

CHAIRMAN'S REPORT

None.

ATTORNEY'S REPORT

None.

COUNTY ENGINEER'S REPORT

None.

COUNTY PLANNING REPORT

Voorhees Planning Board rejects the Wawa Tractor Supply.

NEW BUSINESS

None.

OLD BUSINESS

None

ADJOURNMENT

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

Respectfully Submitted,
Carol Sigman
Land Development & Review Clerk



CAMDEN COUNTY PLANNING BOARD
Land Development Review

Review List for Meeting

September 25, 2018

Minor/Major Subdivisions

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
M-1				
M-2				

Site Plans

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Chick Fil A	SP-3-2-18	Barrington	new drive thru fast food restaurant
SP-2	Dave and Busters	SP-15-7-18	Gloucester Twp.	large family bar/restaurant and entertainment complex arcade

STAFF REPORT MEETING OF:	RE:	Chick Fil A
	Plan:	SP-3-2-18
	Municipality:	Barrington
	Applicant:	CFA Barrington, LLC
	Abuts County Route:	(none)

The applicant is proposing to construct a 4,998 SF high turnover fast food restaurant and associated site improvement at the site of an existing vacated bank and two (2) residential dwellings. The site contains three (3) lots containing (3) existing buildings (2 dwellings and a bank) and an existing residential accessory garage. All existing structures are to be demolished.

Project site is on the White Horse Pike US Rt. 30 in Barrington - site disturbs more than 1 acre of impervious coverage.



Project Name

Chick Fil-A

Block

126

Lot

**17, 17.02,
& 17.03**

Town

Barrington



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**CAMDEN COUNTY PLANNING BOARD
COUNTY ENGINEER'S REVIEW
OF SUBDIVISIONS AND
SITE DEVELOPMENT PLANS**

**COUNTY PLAN:
SP-3-2-18**

Chick Fil A

PROJECT NAME

Barrington

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

SITE PLAN

PLATE: _____

PRELIMINARY PLAN

BLOCK: _____

OTHER

LOT (s): _____

NAME: CFA Barrington, LLC

ADDRESS: 200 Campbell Drive, Suite 200

CITY: Willingboro **STATE:** NJ **ZIP:** 08046

SITE ABUTS COUNTY HIGHWAY:

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

GENERAL

The applicant is proposing to construct a 4,998-sq. ft. high turnover fast food restaurant and associated site improvement at the site of an existing vacated bank and two (2) residential dwellings. The site contains three (3) lots containing (3) existing buildings (2 dwellings and a bank) and an existing residential accessory garage. All existing structures are to be demolished.

Project site is on the White Horse Pike US Rt. 30 in Barrington - site disturbs more than 1 acre of impervious coverage.

The following documents have been reviewed:

1. Site plan entitled Barrington Chick Fil A, prepared by Langan; dated 8/1/18.
2. Stormwater Management Report for Barrington Chick Fil A, prepared by Langan; dated May 18, 2018

3. Traffic Impact Analysis for Barrington Chick Fil A, prepared by Shropshire Associates, LLC, dated May 23, 2018.
4. Land Title Survey for Barrington Chick Fil A prepared by Blue Marsh Associates, 3/21/2018

RIGHT OF WAY - Development is not located on a County Road nor is it along or impact a County Right-Of-Way.

SITE PLAN – no comments

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.
2. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided by the applicant in order to ensure that the stormwater system can be maintained in perpetuity.
3. 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.
4. To obtain final County approval, the applicant must provide correspondence from the municipal Planning Board Engineer that all stormwater comments in the letter by Bach Associates written August 24th, 2018 have been met.

DETAILS – no comments

ADMINISTRATIVE

1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.



Andrew Levecchia PP/AICP
County Planner

9/18/2018

DATE



Cc: Applicant: tjuliano@delcodevelopment.com
Applicant Attorney: Duncan M Prime, Esq. – duncan@primelaw.com
Applicant Engineer: Keith Ottes, PE – kottes@langan.com
Municipal Planning Board Secretary: tshannon@barringtonboro.com
Municipal Review Engineer: Steven M. Bach PE- sbach@bachdesigngroup.com

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

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
E-mail: planningdivision@camdencounty.com

This application must be completed in full, duplicated, 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: Chick-Fil-A Barrington Borough

Project Address (if applicable) & Municipality: 301 White Horse Pike (White Horse Pike & Bell Avenue), Barrington Borough

Abuts County Road: _____ County Route No.: _____

Type of Submission (please check one):

- New Site Plan
 New Minor Subdivision
 New Major Subdivision
 Request for Letter of No Impact or Waiver Review
 Revision to Prior Site Plan

Original Site Plan Application No.: _____ Date Originally Approved: _____

- Resubmission of Major Subdivision

Original Major Subdivision Application No.: _____ Date Originally Approved: _____

Tax Map Data:

Plate(s): _____

Existing Zoning: C-2 Business Commercial District

Block(s): 126

Variance(s) Required: _____

Lot(s): 17, 17.02 & 17.03

The Camden County planning process concerns itself primarily with a review of factors that directly impact county facilities such as County owned roads and stormwater management systems. This application as well as Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2 can be found on the Camden County Planning Division website: <http://www.camdencounty.com/government/offices-departments/planning-division>. If you have any questions please call 856-566-2978.

CAMDEN COUNTY PLANNING BOARD APPLICATION

Applicant & Agent Contact Information (please type or print legibly or your application may be delayed):

Applicant: CFA Barrington, LLC Phone: (856) 234-5151 Fax: (856) 234-6051

Address: 200 Campbell Drive, Suite 200 Town & State: Willingboro, NJ

Email: tjuliano@delcodevelopment.com Zip.: 08046

Duncan M. Prime, Esquire

Attorney: Prime Law Phone: (856) 273-8300 Fax: (856) 273-8383

Address: 14000 Horizon Way, Suite 325 Town & State: Mount Laurel, NJ

Email: duncan@primelaw.com Zip.: 08054

Keith Ottis, PE, PP, CFM

Engineer: Langan Engineering Phone: 215.491.6546 Fax: _____

Stone Manor Corporate Center

Address: 2700 Kelly Road, Suite 200 Town & State: Warrington, PA

Email: kottes@langan.com Zip.: 18976

Proposed Use (please check all that apply):

Residential

Commercial

Industrial

- | | | |
|--|---|--|
| <input type="radio"/> Single Family Detached | <input type="radio"/> Retail | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes | <input type="radio"/> Office | <input type="radio"/> Flex Space |
| <input type="radio"/> Duplex | <input checked="" type="radio"/> Restaurant/ Food Establishment | <input type="radio"/> Storage/ Warehouse |
| <input type="radio"/> Apartments | <input type="radio"/> Hospitality/ Hotel Space | <input type="radio"/> Distribution Center |
| <input type="radio"/> Condominiums | <input type="radio"/> Medical Use | <input type="radio"/> Manufacturing |
| <input type="radio"/> Medical Care Residential | <input type="radio"/> Sports or Entertainment | <input type="radio"/> Other: _____ |

Project Description & Statistics:

Short Description of Project: _____

Proposed redevelopment for a restaurant (4,998+ SF) and its associated improvements including stormwater, utilities and parking facilities

Increase in Impervious Coverage?: YES NO Total Increase or Decrease: 0.55± acres

Total Amount of Land Disturbed: 1.37 ± acres

Total Gross SF of all Buildings/ Development: 4,998± SF

Total New Residential Units: N.A.

Total New Jobs Created: _____

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES NO

Will new lots be created? YES NO How Many New Lots? 1

Size of Existing Lot(s): Lot 17 = 0.380 acres; Lot 17.02 = 0.516 acres; Lot 17.03 = 0.477 acres.
Total area 1.373 +acres

Portion to be Subdivided: One proposed lot with total area 1.373 +acres

Municipal Use:

Title of Municipal Official: _____

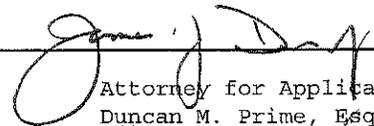
Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

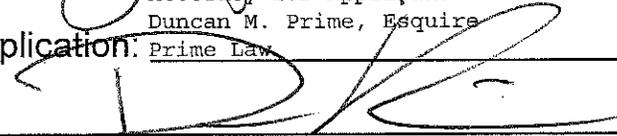
Phone Number: _____

Signatures Required:

Name of Applicant: CFA Barrington, LLC
By: James Dugan

Signature of Applicant:  Date: _____

Agent Completing Application: Attorney for Applicant:
Duncan M. Prime, Esquire
Prime Law

Signature of Agent:  Date: 8/2/18

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO _____

County Plan Number: _____

Stamp Date Received Below

**CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP**



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: CFA Barrington LLC

Is the Company a Corporation? YES / NO

If yes, what State is the Corporation incorporated in? _____

Is the 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 applicant is a Non-Profit Organization, please list all Board Members.

Name	Address	Title
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<u>James J Degen Jr</u>	<u>200 Campbell Dr, Suite 200, Willingboro NJ 08046</u>	<u>Manager (20%)</u>
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<u>Thomas Juliano</u>	<u>200 Campbell Dr, Suite 200, Willingboro, NJ 08046</u>	<u>Manager (80%)</u>
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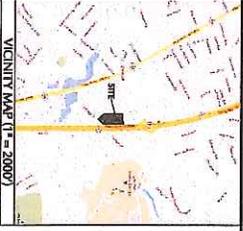
I certify that the above information is true and correct to the best of my knowledge:

X  _____
Signature of Owner & Title Date

X _____
Signature of Owner & Title Date

STAFF REPORT MEETING OF:	RE:	Dave and Busters
	Plan:	SP-15-7-18
	Municipality:	Gloucester Twp.
	Applicant:	Dave and Busters of NJ, Inc.
	Abuts County Route:	Premium Outlets Dr. Cr. 762

The applicant is seeking permission to construct a 40,489 SF Dave and Buster's Indoor Game Center and associated site improvements on a previously approved out parcel of the Gloucester Premium Outlets Shopping Center. the project site is surrounded by NJSH rt. 42, Cooper Blvd. (Cr. 762) and College Drive (Cr. 673).



VICINITY MAP (1 = 2000)

THE OWNER, OR HIS REPRESENTATIVE, IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS VICINITY MAP, INCLUDING ELEVATIONS, FLOOR FINISHES, AND OTHER INFORMATION. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED IN THIS VICINITY MAP AND HAS FOUND IT TO BE REASONABLY ACCURATE.

CALL BEFORE YOU DIG
 1-800-4-A-DIG
 1-800-472-7100
 4115 THE LAW

GENERAL SITE NOTES:

1. THE OWNER HAS PROVIDED ALL NECESSARY PERMITS AND APPROVALS FOR THE CONSTRUCTION OF THIS PROJECT.

2. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED IN THIS VICINITY MAP AND HAS FOUND IT TO BE REASONABLY ACCURATE.

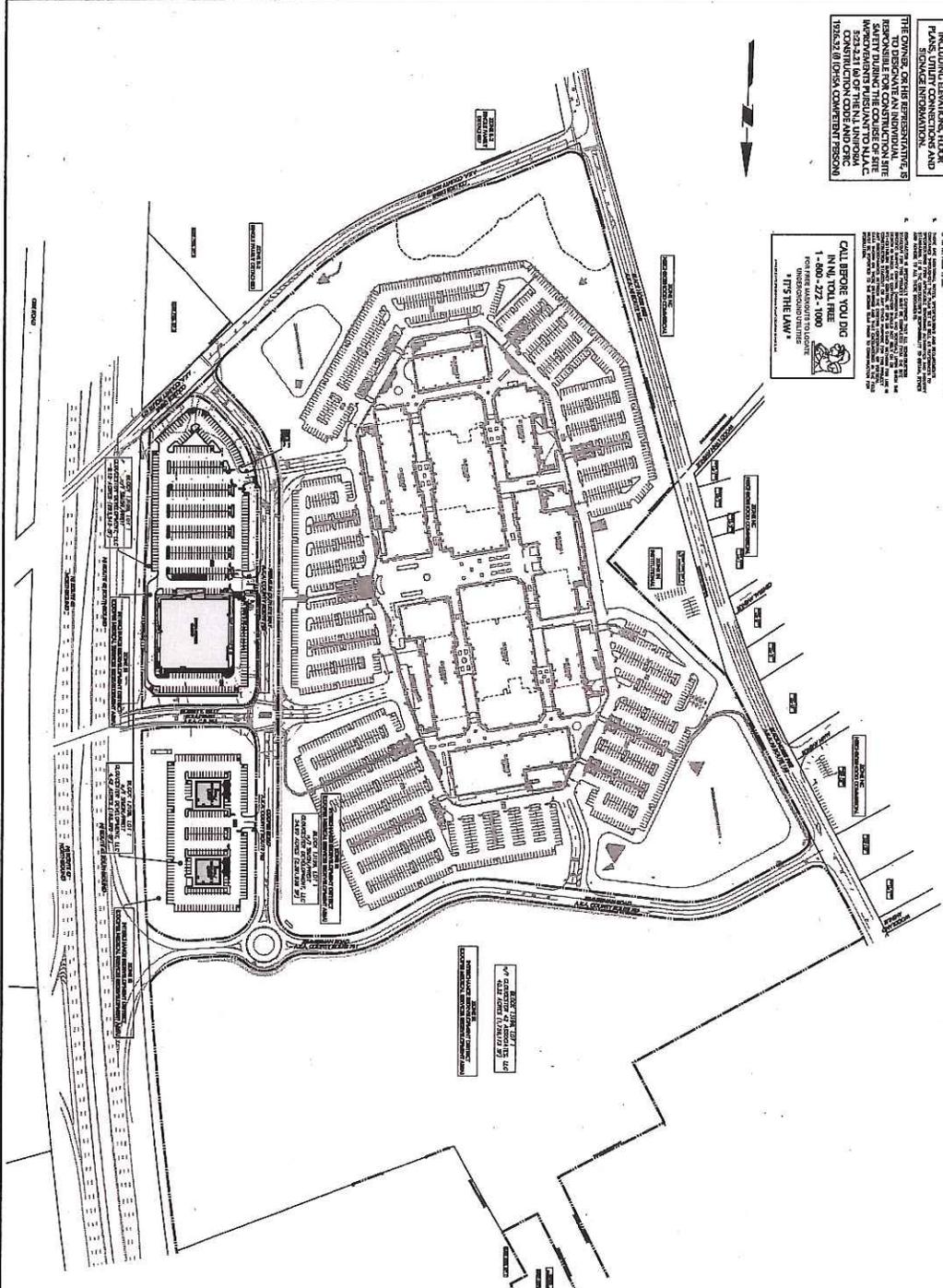
3. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED IN THIS VICINITY MAP AND HAS FOUND IT TO BE REASONABLY ACCURATE.

LOT SUMMARIES - BLOCK 1001, LOT 1

LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENTAGE OF LOT AREA
1	10,000	1,111	100%

LOT SUMMARIES - BLOCK 1001, LOT 2

LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENTAGE OF LOT AREA
2	10,000	1,111	100%



LOT SUMMARIES - BLOCK 1001, LOT 1

LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENTAGE OF LOT AREA
1	10,000	1,111	100%

LOT SUMMARIES - BLOCK 1001, LOT 2

LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENTAGE OF LOT AREA
2	10,000	1,111	100%

GENERAL SUMMARIES

ITEM	DESCRIPTION	QUANTITY
1	ASPHALT DRIVE	10,000 SQ. YD.
2	CONCRETE DRIVE	10,000 SQ. YD.
3	GRAVEL DRIVE	10,000 SQ. YD.

LEGEND

SYMBOL	DESCRIPTION
—	PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	MAINTENANCE LANE
—	ASPHALT DRIVE
—	CONCRETE DRIVE
—	GRAVEL DRIVE
—	LANDSCAPING
—	WATER MAIN
—	SEWER MAIN
—	ELECTRIC MAIN
—	TELEPHONE MAIN
—	WATER VALVE
—	SEWER VALVE
—	ELECTRIC VALVE
—	TELEPHONE VALVE

CONSTRUCTION MATERIALS SUMMARY

ITEM	DESCRIPTION	QUANTITY	UNIT
1	ASPHALT DRIVE	10,000	SQ. YD.
2	CONCRETE DRIVE	10,000	SQ. YD.
3	GRAVEL DRIVE	10,000	SQ. YD.
4	LANDSCAPING	10,000	SQ. YD.
5	WATER MAIN	10,000	LINEAL FT.
6	SEWER MAIN	10,000	LINEAL FT.
7	ELECTRIC MAIN	10,000	LINEAL FT.
8	TELEPHONE MAIN	10,000	LINEAL FT.
9	WATER VALVE	10,000	EA.
10	SEWER VALVE	10,000	EA.
11	ELECTRIC VALVE	10,000	EA.
12	TELEPHONE VALVE	10,000	EA.

SITE PLAN NOTES:

1. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED IN THIS VICINITY MAP AND HAS FOUND IT TO BE REASONABLY ACCURATE.

2. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED IN THIS VICINITY MAP AND HAS FOUND IT TO BE REASONABLY ACCURATE.

DAVE AND BUSTERS AT THE CLOUDESTER PREMIUM OUTLETS

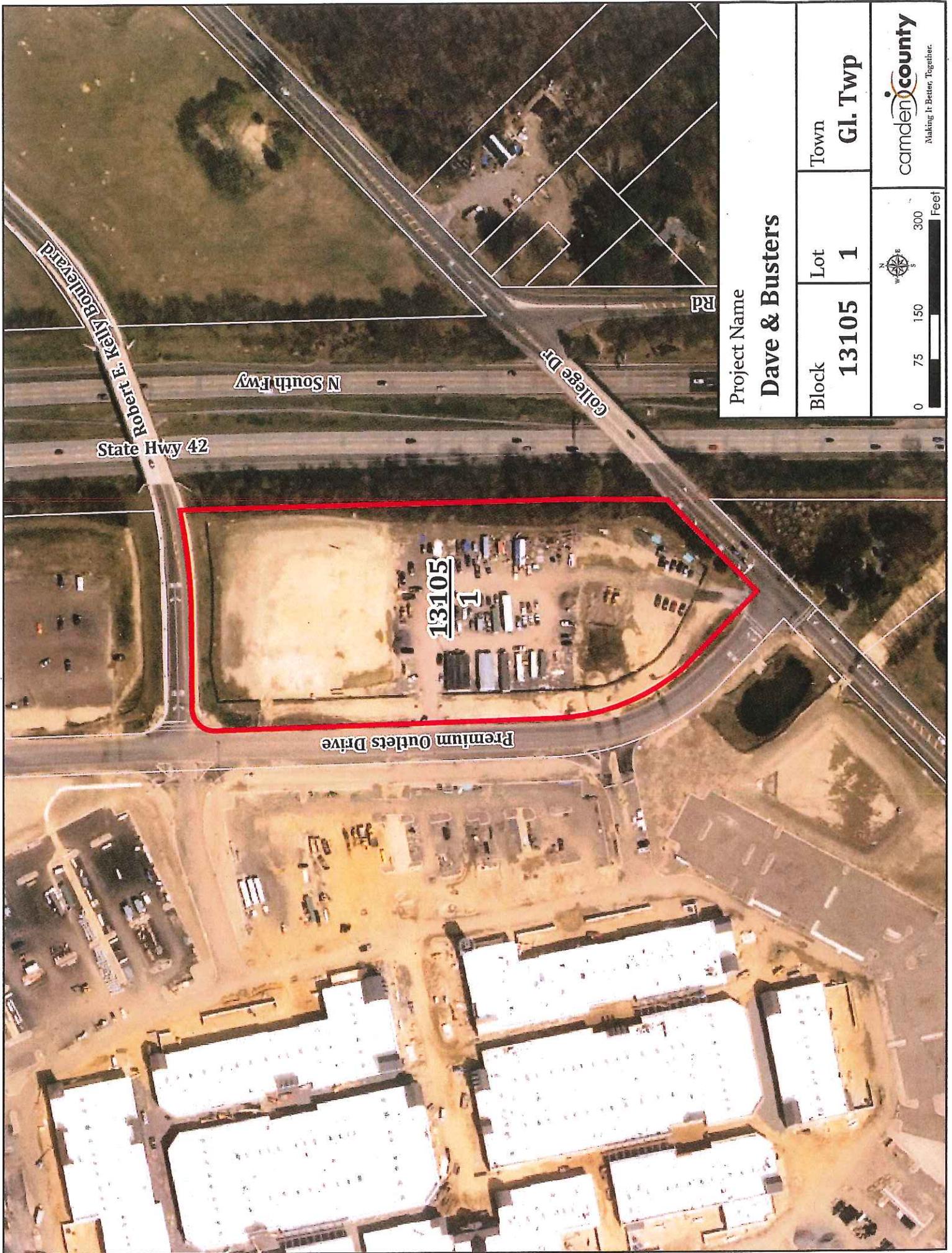
MASTER SITE PLAN

PROJECT NO. 13120
 SUBMISSION DATE 13 JUNE 2018
 DRAWN BY THAW
 CHECKED BY MAND
 SHEET 4 OF 20

LANEYAN

PROFESSIONAL ENGINEER, No. 110, 210202100

DATE SIGNED: 13 JUNE 2018



Project Name

Dave & Busters

Block

13105

Lot

1

Town

Gl. Twp



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**CAMDEN COUNTY PLANNING BOARD
COUNTY ENGINEER'S REVIEW
OF SUBDIVISIONS AND
SITE DEVELOPMENT PLANS**

**COUNTY PLAN:
SP-15-7-18**

Dave and Buster's at Gloucester Outlets

PROJECT NAME

Gloucester Township

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: _____

PRELIMINARY PLAN

BLOCK: 13105

OTHER

LOT (s): 1

NAME: Dave and Buster's at the Gloucester Premium Outlets

ADDRESS: 400-600 Premium Outlets Way

CITY: Gloucester Twp **STATE:** NJ **ZIP:** 08012

SITE ABUTS COUNTY HIGHWAY: 673, 762, and 763

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

GENERAL

The applicant is seeking permission to construct a 40,489 SF Dave and Buster's Indoor Game Center and associated site improvements on a previously approved out parcel of the Gloucester Premium Outlets Shopping Center. the project site is surrounded by NJSH rt. 42, Cooper Blvd. (Cr. 762) and College Drive (Cr. 673).

The following documents have been reviewed:

1. Site plan entitled "Amended Preliminary and Final Major Site Plan for Dave and Buster's at the Gloucester Premium Outlets", prepared by Langan Engineering; dated June 13, 2018.
2. Stormwater Management Report for "Gloucester Premium Outlets", prepared by Langan Engineering; dated April 24, 2013 and revised December 24, 2013.
3. A Traffic Statement in lieu of a Traffic Impact Analysis for "Site Plan Application Dave & Buster's

at the Gloucester Premium Outlets”, prepared by Langan Engineering, dated June 15, 2018.

4. Land Title Survey for “Dave & buster’s”, prepared by Langan Engineering, dated May 10, 2018.

RIGHT OF WAY/EASEMENTS

1. The Camden County Master Plan indicates that College Drive (CR 673) has a proposed right-of-way of 100 feet, with an existing right-of-way of 100 feet. The Camden County Master Plan indicates that Premium Outlets Way (CR 762) has a proposed right-of-way of 62 feet, with an existing right-of-way of 62 feet. The Camden County Master Plan indicates that Robert E. Kelly Boulevard (CR 763) has a proposed right-of-way of 50 feet, with an existing right-of-way of 50 feet.
2. As shown on the tax map and ALTA/NSPS Land Title Survey, the parcel has slope easements, drainage easements and sight triangle easements that were previously filed. The applicant should provide copies of all filed easements with a letter clearly stating to whom each easement is dedicated.
 - a. Temp Slope Easement, DB9264, PG 1867
 - b. Water Easement “C”, DB 10045, P1112
 - c. Sight Triangle Easement
 - d. Slope Easement

SITE PLAN

1. The previously approved Gloucester Premium Outlets Major Site Plan provided one ingress/egress driveway from CR 672 to the property. The applicant is proposing a second ingress/egress driveway to the main entrance drive in front of the building.
 - a. A technical waiver is required from Section 3.3.1.9 to permit two (2) two-way driveways onto the County Road.
 - b. A technical waiver is required to permit the proposed distance between the two driveways of 280’ where 400’ feet is required.
2. A Demolition Plan should be provided to clearly show all existing storm drainage pipes, water quality swales, improvements to be removed within the County right-of-way.
3. In accordance with 3.3.1.8, and 3.3.1.9, sight triangle easement should be provided at the intersections of roads and driveways to provide an unobstructed line of sight.
 - a. The existing sight triangle easement at the intersection of Robert Kelly Drive and premium Outlets Way should be shown on the Planting Plan, Sheet LP-101. A note should be added to the Site Plans and Planting Plan stating that the area within the Sight Triangle shall be free of all vegetation or obstructions 18” high or higher.
 - b. The proposed sight triangle easements at the driveways onto the County Road should be shown on the Planting Plan, Sheet LP-101.
4. The Site Plan and details should be revised to meet Section 3.3.1.10.E to include concrete depressed curb and a concrete driveway apron constructed of reinforced concrete for a distance of at least 25’ from the edge of the county road.
5. The applicant is proposing a retaining wall with guiderail parallel with Robert Kelly drive. The

slope easement should be shown on the site plan and Grading Plan. The easements should be revised to ensure that the responsibility for the retaining wall and guiderail are the responsibility of the property owner.

6. No utility connections are proposed within the County right-of-ways.

TRAFFIC STATEMENT

1. According to the Traffic Statement, prepared by Langan (the Applicant's Engineer) dated June 15, 2018, the applicant is proposing to construct a 40,489 square foot Dave and Buster's, with 569 seats, on the east side of the Gloucester Premium Outlets. The site has received preliminary site plan approval for three restaurants totaling 20,330 square feet as part of the site plan approval for the Gloucester Premium Outlets. A total of 435 parking spaces are proposed, which exceeds the required parking of 220 parking spaces. Access will be provided by two full-access driveways along Premium Outlet Way.
2. The Applicant's Engineer developed the trip generation in accordance with the ITE Trip Generation, 10th Edition's Land Use Code 932 – High-Turnover (Sit-Down) Restaurant. The approved 20,330 square foot restaurants would be expected to generate approximately 199 PM and 228 Saturday peak hour trips. The proposed 569 seat Dave & Buster's site is estimated by the Applicant's Engineer to generate approximately 239 PM and 302 Saturday peak hour trips, which is 40 PM and 74 Saturday peak hour trips greater than the approved 20,330 square foot restaurants.
3. The applicant's Engineer indicated that the proposed Dave & Buster's will not create any significant traffic impacts as compared to the previously approved restaurants.
4. For this application, the Applicant's Engineer should review the ITE Land Use utilized for the proposed Dave & Buster's. According to Dave & Buster's website, it is a restaurant and video arcade business, Land Use Code 932 (High-Turnover (Sit-Down) Restaurant) does not include the video arcade component. Therefore, since Dave & Buster's is a unique trip generator, we recommend utilizing local data from three similar sites to establish trip generation rates. Comparing these local rates to the previously approved 20,330 square foot restaurant would provide a conservative evaluation of the change in trip generation. In the event that the change in trip generation rates exceeds 100 total vehicles during a peak hour, the adjacent traffic signals should be analyzed for changes in delay. We are concerned that the proposed use will generate trips at a much higher rate than anticipated and are of the opinion that as an entertainment destination Land Use Code 932 High-Turnover (Sit-Down) Restaurant may not be an appropriate use to utilize for analysis purposes.
5. For this application, the Applicant's Engineer is proposing 435 parking spaces when 220 parking spaces are required. Providing 215 additional parking stalls seems to suggest that additional vehicular trips are anticipated at this site. Justification should be provided for the additional proposed parking spaces which appears to far exceed the parking required for the site.

STORMWATER MANAGEMENT NJAC 7:8

1. The stormwater management design previously approved Gloucester Premium Outlets Major Site Plan met the stormwater management requirements for water quality by providing grass swales along the property frontage of Lot 1. Concrete curb was not required along the edge of the roadway to permit impervious runoff from the roadway to be collected, slowed and infiltrated within the water quality swales.
 - a. The applicant is proposing to eliminate the water quality swales along the property frontage.
 - b. The stormwater management proposed within Lot 1 must be revised to meet the same travel time, time of concentration, water quality and infiltration rates under the originally approved stormwater management system
 - c. The drainage easements, slope easement and water easements previously filed for Block 13105, Lot 1 will need to be removed and modified.

2. 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 basin has been provided that does meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge. The applicant's engineer should provide additional documentation that:
 - a. The final design meets the hydraulic impact requirements of NJAC 7:8-5.4(a)2iv
 - b. The storm water system is in total conformance with the NJAC 7:8.
 - c. The applicant has submitted a groundwater recharge spreadsheet that meets the groundwater recharge requirements for entire Premium Outlets and Dave and Buster's sites.
 - d. The design has met the water quantity requirement for peak rate of reduction.

3. The applicant has analyzed the flow to be conveyed into the County storm sewer from the site of the Dave and Buster's utilizing a storm sewer configuration for full development of the Premium Outlets complex at the Dave and Busters site.
 - a. The 36" outflow pipe crossing CR 762 from the Dave and Buster's site will flow less than full according to the applicant's storm sewer system computations.

4. During original design of the overall property, the roads and stormwater basin were to be the responsibility of Gloucester Township. Since the original development was approved the roads have become County roads. If the 36" stormwater pipe under CR 762 is not reinforced concrete pipe, a drainage easement should be filed to document that Premium Outlet or owner of Block 13105, lot 1 is responsible for maintenance of the 36" RCP under CR 762.

5. A Stormwater Facility Maintenance Plan/Manual is not included with the submitted documents and therefore cannot be reviewed at this time. 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.

DETAILS

1. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
2. The following County standard details are required for improvements in the County right-of-way:
 1. Standard 8"X9"X18" Concrete Vertical Curb
 3. Standard Depressed Concrete Curb
 4. Standard Vertical Concrete Curb Taper
 5. Standard Concrete Sidewalk
 6. County Concrete Driveway Apron
 7. Hot Mix Asphalt Pavement
 8. Typical Roadway Restoration for Curb Installation

ADMINISTRATIVE

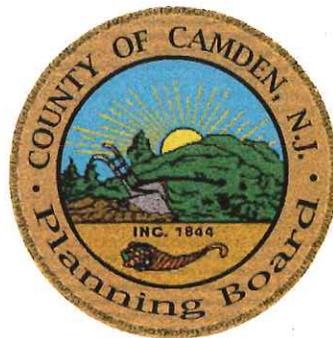
1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
2. All sections of the subdivision and site plan review act are to 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.

5. Underground irrigation systems shall not be located within the County right-of-way.

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

9/19/18
DATE



Cc: Applicant: [Jill Valachovic@daveandbusters.com](mailto:Jill_Valachovic@daveandbusters.com)
Applicant Attorney: Louis L. Da'Arminio, Esq - ldarminio@pricemeese.com
Applicant Engineer: Christopher M. Hanger, PE - changer@langan.com
Municipal Planning Board Secretary: Ken Lechner, PP - klechner@glotwp.com
Municipal Review Engineer: Steven M. Bach - sbach@bachdesigngroup.com

CAMDEN COUNTY PLANNING BOARD APPLICATION

Applicant & Agent Contact Information (please type or print legibly or your application may be delayed):

Applicant: Dave & Busters of New Jersey, Inc. Phone: (973) 904-2259 Fax: _____
 Address: 2481 Manana Drive Town & State: Dallas, Texas
 Email: Jill_Valachovic@daveandbusters.com Zip.: 75520
 Price, Meese, Shulman & D'Arminio, PC
 Attorney: Louis L. D'Arminio, Esq. Phone: (201) 391-3737 Fax: (201) 391-3737
 Address: 50 Tice Boulevard, Suite 380 Town & State: Woodcliff Lake, New Jersey
 Email: ldarminio@pricemeese.com Zip.: 07677
 Langan Engineering **CHRISTOPHER M. HAGER, PE**
 Engineer: ~~Brian M. Connor, PE, LEED AP, CDP~~ Phone: (215) 845-8900 Fax: (215) 845-8901
 Address: 1818 Market Street, Suite 3300 Town & State: Philadelphia, Pennsylvania
 Email: ~~beenlon@langan.com~~ chager@langan.com Zip.: 19103

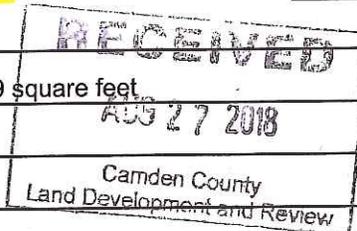
Proposed Use (please check all that apply):

- | <u>Residential</u> | <u>Commercial</u> | <u>Industrial</u> |
|--|---|--|
| <input type="radio"/> Single Family Detached | <input type="radio"/> Retail | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes | <input type="radio"/> Office | <input type="radio"/> Flex Space |
| <input type="radio"/> Duplex | <input checked="" type="radio"/> Restaurant/ Food Establishment | <input type="radio"/> Storage/ Warehouse |
| <input type="radio"/> Apartments | <input type="radio"/> Hospitality/ Hotel Space | <input type="radio"/> Distribution Center |
| <input type="radio"/> Condominiums | <input type="radio"/> Medical Use | <input type="radio"/> Manufacturing |
| <input type="radio"/> Medical Care Residential | <input type="radio"/> Sports or Entertainment | <input type="radio"/> Other: _____ |

Project Description & Statistics:

Short Description of Project: The Applicant seeks to construct and operate a 40,000 sf. full service restaurant with an accessory indoor amusement area that will occupy the previously approved 6.01 acre outparcel.

Increase in Impervious Coverage?: YES / NO **Total** Increase or Decrease: 1.43 acres
 Total Amount of Land Disturbed: 5.80 acres
 Total Gross SF of all Buildings/ Development: 40,489 square feet
 Total New Residential Units: N/A
 Total New Jobs Created: _____



SP- ~~15~~ 15-7-18

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / **(NO)**

Will new lots be created? YES / **(NO)** How Many New Lots? 0

Size of Existing Lot(s): 6.10 acres

Portion to be Subdivided: N/A

Municipal (applicant/agent must bring to municipality for signature)

Title of Municipal Official: _____

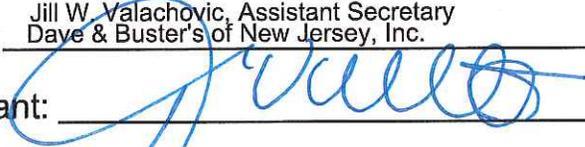
Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

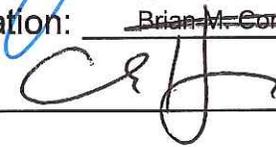
Phone Number: _____

Signatures Required:

Name of Applicant: Jill W. Valachovic, Assistant Secretary
Dave & Buster's of New Jersey, Inc.

Signature of Applicant:  Date: July , 2018

Agent Completing Application: ~~Brian M. Conlon, PE, LEED AP, GDP~~
CHRISTOPHER M. HAGER, PE, LEED AP

Signature of Agent:  Date: July , 2018

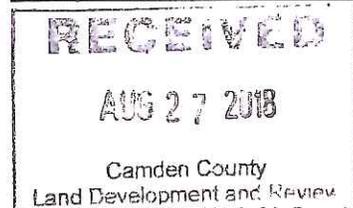
For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below



SP-15-7-18

**CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP**



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Dave & Buster's of New Jersey, Inc.

Is the Company a Corporation? YES / NO

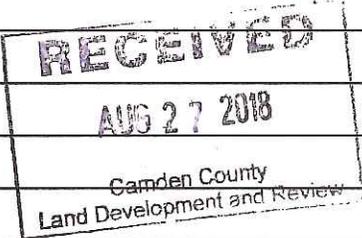
If yes, what State is the Corporation incorporated in? Delaware

Is the 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 applicant is a Non-Profit Organization, please list all Board Members.

Name	Address	Title
SEE CORPORATE STRUCTURE ATTACHED.		



I certify that the above information is true and correct to the best of my knowledge:

X SEE OWNER CONSENT ATTACHED.
Signature of Owner & Title *Date*

X _____
Signature of Owner & Title *Date*

5P-15-7-18

CAMDEN COUNTY PLANNING BOARD APPLICATION

SIGNATURE PAGE FOR

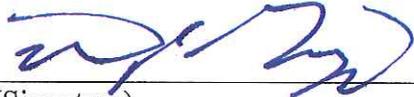
AFFIDAVIT OF OWNERSHIP

SIMON/PREIT GLOUCESTER DEVELOPMENT, LLC,

By: GLOUCESTER PREMIUM OUTLETS MEMBER, LLC, its Managing Member

By: GLOUCESTER SIMON MEMBER, LLC, its Manager

By:



(Signature)

Darryl E. Gugig

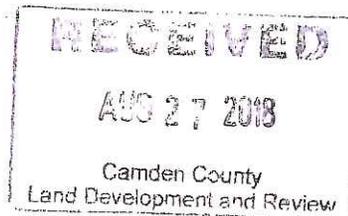
(Printed Name)

Assistant Secretary

(Title)

August 7, 2018

Dated: _____



SP-15-7-18