

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

## January 22, 2019

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 Projects for Board Action

<b>Application Number</b>	<b>Application Name</b>	<b>Municipality</b>
A. MJ-12-1-18 (sub-division)	902-920 Kresson Rd.	Cherry Hill
B. SP-8-21-18	EMR Ferry Ave.	City of Camden
C. SP-12-13-18	Victory West Redev.	Cherry Hill

### 2019 Reorganization Resolution

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

Resolution 2019 – 1

Resolution of the Camden County Planning Board electing George Jones as Chairman of the Board for the year 2019.

Date: January 22, 2019

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Dan Cosner, Vice Chairman

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Thomas Schina, Secretary

Resolution 2019 – 2

Resolution of the Camden County Planning Board electing Daniel Cosner as Vice Chairman of the Board for the year 2019.

Date: January 22, 2019

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George Jones, Chairman

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Thomas Schina, Secretary

Resolution 2019 – 3

Resolution of the Camden County Planning Board electing Thomas Schina as the Secretary of the Board for the year 2019.

Date: January 22, 2019

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George Jones, Chairman

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Dan Cosner, Vice Chairman

**Camden County Planning Board  
County Public Works Complex, Lindenwold  
6:00 PM  
December 18, 2018**

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. George Jones, Mr. Tom Schina, Mr. Ryan Doran, Mr. Joe Pillo, 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 November 27, 2018 meeting by Mr. Doran and seconded by Mr. Schina; Mr. Pillo abstained, all present were in favor.

The following applications were removed from the agenda by the applicants for different reasons:

**SP-34-8-17/M-34-4-17 - LIDL – Voorhees – Not before the local planning board yet.**

**MJ-12-1-18 - 902-920 Kresson Rd. – Cherry Hill – Received Engineering comments – requested a meeting with the County Engineer and Planning Director.**

**SP-21-1-18 – Commercial Development Oak Ave – Lawnside and  
SP-21-2-18 – Station Place – Lawnside – County Improvement plan not complete**

**Review of Projects for Board Action**

**SP-17-2-18                      The Heights School                      Haddon Heights**

Brian Lozuke, Esq., Robert Hunter, PE and Michael O'Brien, Client were present for the application.

The property contains an existing vacant church and single family home, previously used as a parsonage of the church. The applicant seek approval to convert the vacant church in to a day care facility and the residence shall be personally occupied by the applicant's family. The applicant is proposing minor site improvements and a new circulation pattern that impacts County Road 573 Highland Ave.

The Day Care facility will be for children aged 6 weeks to 5 years old.

They will come in on Highland Ave. and go out on 4<sup>th</sup> Ave. They must come in to drop off Children, cannot leave at the street. There will be a 6-ft. fence around the property for safety requested by Chief of Police of Haddon Heights.

Received approval from Haddon Heights in October, November the resolutions Approved.

Final Site plan approval scheduled for Thursday, December 20<sup>th</sup>.

Will conform to the County Engineer's comments. Need a "DO NOT BLOCK THE BOX" on Highland Ave. Technical waiver from section 3.3.1.9 for the driveway.

**A motion was made by Mr. Schina and seconded by Mr. Pillo to approve this application with technical waiver; all present were in favor.**

### **PUBLIC COMMENTS**

Attached are comments from Dr. Weinberg regarding the project 902-920 Kresson Rd.in Cherry Hill.

### **CHAIRMAN'S REPORT**

None.

### **ATTORNEY'S REPORT**

None.

### **COUNTY ENGINEER'S REPORT**

None.

### **COUNTY PLANNING REPORT**

2019 Planning Board Meeting Schedule was adopted by Mr. Schina and seconded by Mr. Pillo; all present were in favor.

### **NEW BUSINESS**

None.

### **OLD BUSINESS**

None

### **ADJOURNMENT**

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

Respectfully Submitted,  
Carol Sigman  
Land Development & Review Clerk

12/18/18

Comments from Dr. Weinberg regarding the 902-920 Kresson Road project in Cherry Hill

- Resident in Cherry Hill since 1978
- Built house in 1984 that abuts the subdivision to the south
- My driveway enters Kresson rd. about 1,000 ft from the stop bar at marlkress rd
- As president of MFACA, the neighbors have significant concerns about this project as it relates to the traffic management

Traffic analysis

- Major concern for the local area and the region since kresson is a significant east/west artery
- The minor effect from the estimates of traffic delay in the engineering report are *qualitative and statistical*
- This does not reveal the true issues getting into and out of the subdivision
  - queue westbound kresson AM 18 cars/450 ft  
PM 16 cars/390 ft
  - Driveway is 280 ft from the stop bar on Kresson
  - So the awaiting westbound cars will be beyond the driveway, impairing access
    - Kresson rd 10-20 sec LOS B
    - Marlkress rd heading south 35-55 sec LOS D

From the report:

“It should be noted that the capacity analysis in this report models the traffic volume data collected. However, it is recognized that calculated delay, represented by levels of service, can under-reflect field conditions during commuter peak hours.”

We believe the statistical analysis grossly underestimates the problem.

AM:

**R** turn from driveway (heading East) very difficult with continuous traffic movement from Kresson and Marlkress. **Cars are very close to each other and are speeding up.** My driveway is about 1000 ft from Marlkress and it can take me 10 or more minutes to make a R turn during AM and PM rush hours. Time concerns could cause a resident to pull out prematurely and cause an accident.

**L** turn from driveway will be impossible with continuous traffic eastbound (from kresson and marlkress) and the line of cars westbound. Even with a box in the westbound lane, the eastbound traffic will make it extremely difficult to get to the westbound lane. This will cause the driveway

cars to creep into the eastbound lane and block traffic from Kresson and Marlkress. This occurs currently at Bunkerhill which has a box. Traffic halted by lane blockage on eastbound Kresson will cause gridlock at the intersection since the southbound Marlkress traffic will block Kresson east and west completely. Furthermore, an accident will likely occur with eastbound cars hitting a creeping vehicle.

PM:

*L* turn from westbound Kresson into the development will be difficult with continuous traffic eastbound from Kresson and Marlkress, further delaying westbound Kresson. There is only a single lane at that point. The Right turn lane ends 180 ft from the Marlkress intersection. This is the same problem in the AM rush.

R and L turns *out* of the subdivision will have the same issues as described in the AM. The only solution is a traffic light, similar to the ones on Cropwell and Kresson east near high school, and Springdale near Evesham.

The development on Cropwell (Villagio) has 20 houses and enters a much less traveled road. This is a township road.

The traffic light on Cropwell is about 156 ft from Rabbit Run Road which also has a traffic light.

The traffic light on Kresson, a county road, near the high school is about 263 ft from the next light.

The proposed traffic light on Kresson would be about 370 ft from the light at Marlkress, or greater than 2x the distance on Cropwell.

A traffic light would resolve the entire problem.

Precedent has been set in these 3 locations.

State design manual

“6.2.2 Spacing The spacing of intersections on major arterials is important to the capacity and safety of the roadway. In urban areas, the capacity of the arterial is determined by the capacity of the signalized intersections along the roadway. *Ideally, signalized intersections should be located no closer than 1200 feet apart.* In rural areas, the minimum spacing of intersections should be one half mile.”

We believe a traffic light will enable traffic to flow in an orderly fashion, with safety and reduce accidents. We understand there will be some improvements made to Kresson rd in the future,

(including signal timing and minor widening). These changes will not materially affect the safe movement of cars into and out of the new development. There is nothing that can be done that will make this intersection safe and manageable short of a traffic light. We also believe that a "box" on the westbound lane would make the situation worse since it would encourage people (making a L turn) to creep into the eastbound lane to get into the westbound lane when the westbound traffic has stopped for a red light at Markkress.

The state regs do not prohibit a traffic light and we believe it is appropriate.

We are respectfully asking the county to approve a traffic light at this intersection.

Thank you.



<b>STAFF REPORT MEETING OF:</b>	RE:	<b>902-920 Kresson Rd.</b>
	Plan:	MJ-12-1-18
	Municipality:	Cherry Hill
	Applicant:	MiPro Homes, LLC.
	Abuts County Route:	Kresson Rd. (Cr. 671)

The applicant is seeking approval for the subdivision of two (2) existing lots into nineteen (19) lots. Sixteen (16) lots will be single family residential, two lots will contain stormwater basins and one lot will remain as open space.

Access to the lots will be from a proposed 24-foot wide roadway and cul-de-sac connecting to County Road Kresson Rd. 671.



Project Name  
**902-920 Kresson Rd**

Block  
**434.01**

Lot  
**11 & 12**

Town  
**Cherry Hill**

0 50 100 200 Feet

camden**county**  
Making It Better, Together.

434.01  
12

434.01  
11

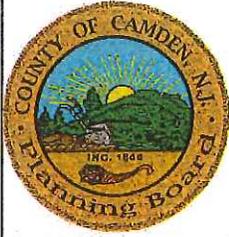
Hidden Ln

Lane Of Trees

Kresson Rd

Box Hill Dr

Bunker Hill Dr



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

**COUNTY PLAN:  
MJ-12-1-18**

MiPro Homes, LLC  
**PROJECT NAME**

Township of Cherry Hill  
**MUNICIPALITY**

<u>TYPE OF PLAN</u>	<u>TAX MAP DATA</u>	<u>REVIEW STATUS</u>
<u>X</u> SITE PLAN	PLATE: <u>244</u>	<u>2<sup>nd</sup> review (1/15/19)</u>
<u>    </u> PRELIMINARY PLAN	BLOCK: <u>434.01</u>	<u>1st Review (12/11/18)</u>
<u>X</u> OTHER	LOT (s): <u>11 &amp; 12</u>	

**NAME:** MiPro Homes, LLC

**ADDRESS:** 902 & 920 Kresson Road

**CITY:** Cherry Hill **STATE:** NJ **ZIP:** 08003

**SITE ABUTS COUNTY HIGHWAY:** Kresson Road (CR 671)

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

**GENERAL**

We have reviewed the application for a Preliminary Major Subdivision for the 13.68 acre parcel, which consists of two (2) single family lots. The existing site, located in the Single-Family Residential (R-1) Zone, is currently developed with two (2) dwellings, driveways, a tennis court, shed, and other site amenities. The applicant proposes to demolish the existing dwellings and subdivide the property into 16 single-family residential lots, two (2) stormwater management lots, and one (1) open space lot. The site is proposed to be accessed by one (1) 24' wide roadway with a cul-de-sac, locate approximately 200' east of the signalized intersection of Marl-kress Road (CR 672) and Kresson Road (CR 671).

**The following documents have been reviewed:**

1. Final Major Subdivision Plans for "Kresson Estates", prepared by TriState Engineering and Surveying, PC, dated September 2017 and last revised July 26, 2018 unless otherwise noted:
  - a. Cover Sheet, Sheet 1 of 11.

- b. Demolition & Tree Protection Plan, Sheet 2 of 11.
  - c. Overall Site Plan, Sheet 3 of 11.
  - d. Drainage & Grading Plan, Sheet 4 of 11.
  - e. Utility Plan, Sheet 5 of 11.
  - f. Landscape and Lighting Plan, Sheet 6 of 11.
  - g. Soil Erosion & Sediment Control Plan, Sheet 7 of 11.
  - h. Soil Erosion Details/Notes, Sheet 8 of 11.
  - i. Profiles, Sheet 9 of 11.
  - j. Construction Details, Sheet 10 of 11.
  - k. Water & Sewer Details, Sheet 11 of 11.
2. Final Plan of Lots, 1 Sheet, as prepared by TriState Engineering and Surveying, PC, dated September 2018.
  3. Roadway Plan and Construction Details, 2 Sheets, as prepared by TriState Engineering and Surveying, PC, dated October 2018.
  4. Traffic Engineering Assessment, as prepared by Shropshire Associates, LLC, dated January 17, 2018.
  5. Stormwater Management Report, as prepared by TriState Engineering and Surveying, PC, dated September 2017.
  6. Camden County Planning Board Application, prepared by MiPro Homes, LLC, dated July 30, 2018.
  7. Township of Cherry Hill Planning Board Review, as prepared by The Department of Community Development, dated June 6, 2018.
  8. Township of Cherry Hill Planning Board Resolution, Application No. 17-P-0016 (PBC 9911), dated September 17, 2018.

## **RIGHT OF WAY**

1. The Camden County Master Plan indicates that Kresson Road (CR 671) has a proposed right-of-way of 74 feet, with an existing right-of-way of 49.5 feet. In accordance with Section 3.1.1, the applicant is required to provide an additional 12.25 feet of right-of-way as a roadway dedication to the County from the centerline along the applicant's frontage on the South side of Kresson Road. The following is noted:
  - a. The Roadway Plan, Sheet 1 of 2, and the Overall Site Plan, Sheet 3 of 11, should be revised to indicate the metes and bounds of the 12.25 foot wide right of way to be dedicated to Camden County.
  - b. The metes and bounds description of the roadway dedication prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
  - c. A copy of receipt of County filing of the right-of-way dedication must be provided to the County Planning Department prior to issuance of final approval.
2. The residential home on Block 434.01, Lot 10 has a horseshoe driveway that encroaches onto the applicant's property and proposed Block 434.01, Lot 19, the proposed lot for the stormwater management basin. The applicant is providing an access easement for the residential property to continue using the exit driveway.
  - a. The Final Plan of Lots, Sheet 1 of 1, includes the metes and bounds of the proposed

- access easement for Block 434.01, Lot 10.
- b. The applicant should clarify if the easement is being filed by deed or by Plan of Lots (Plat).
  - c. If filed by deed, a copy of receipt of County filing of the right-of-way dedication must be provided to the County Planning Department prior to issuance of final approval.
3. In accordance with Section 3.1.2, Sight triangle easements shall be required at all existing and proposed road or street intersections with a county road and at driveways as determined to be necessary by the County Engineer. Sight triangle easements should be in accordance with AASHTO standards and be shown on plans.
- a. The sight triangle easements is shown on the landscape plan, Sheet 6 of 11.
  - b. The sight triangle easements should be shown on the Road Improvement Plans. Since the Roadway Plan is so busy, a separate plan is recommended.
  - c. The applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement area.
  - d. The sight triangle easements should be shown on the Plan of Lots if it will be filed by plan..
4. The curb ramps in the Camden County right-of-way must meet the standards of the Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way dated July 26, 2011. Detectable surfaces and a crosswalk should be provided at the site frontage.
- a. Additional information should be provided on the Site Plan demonstrating that all curb ramps are in compliance with ADA standards within the Public Right-of-Way.
  - b. It is recommended that pedestrian access improvements be provided at the intersection of Kresson Road and Marikress Road to allow pedestrian access on the western side of the intersection.

## **MAJOR SUBDIVISION**

1. A Final Plan of Lots, with approved Blocks, Lots and Addresses, Easements, Road Dedication, etc. should be provided. All deeds and legal descriptions should also be provided.

## **SITE PLAN**

1. The applicant is proposing significant changes within the County right-of-way. Roadway Improvement Plans consisting of 2 Sheets dated Jan 9, 2019 have been provided.
  - a. The Roadway Improvement Plans should be revised to more clearly show the difference between proposed and existing conditions within the County right-of-way.
  - b. The Roadway Improvement Plan should be provided at a larger scale than 1" = 40'.
  - c. The Roadway Improvement Plan "Roadway Plan" and "Striping Plan" should be provided on separate sheets.
2. The following revisions should be provided on the "Roadway Plan":
  - a. The roadway profile should be included for the centerline and gutterline of the roadway.
  - b. The existing and proposed contour lines should be a different line weight and should be clearly labeled.
  - c. The Roadway Improvement Plan should provide start and end of all proposed curb.
  - d. The Roadway improvement Plan should include the roadway restoration in front of the curb.
  - e. If the gutter slope is less than 0.5%, concrete curb and gutter should be provided.

3. The following revisions should be provided on the "Striping Plan"
  - a. The transitions required to the east of the site for the 11' travel lane and 6' shoulder transition to the existing shoulder stripe on the southern side of Kresson Road should be provided.
  - b. The Striping Plan should include all road lines to be removed. All lines shall be removed by grinding.
  - c. The Striping Plan should include all striping and pavement markings on Kresson Road from the intersection of Markkress road to the eastern property line to be re-painted.
4. The Demolition Plan should clearly show all items to be removed within the County right-of-way (curbing, asphalt, landscaping).
  - a. In order to prevent access onto Kresson Road other than the residential property of Lot 10, the dirt driveway located along the eastern property line should be shown to be removed on the Demolition Plan, Sheet 2.
  - b. The Grading Plan, Sheet 4, should include contour at elevation 92 between the basin and residential property of Block 434.01, lot 10.
  - c. The landscape Plan, Sheet 6, should topsoil and seed the area of the existing dirt driveway.
5. In accordance with County design standards, Chapter IX.E.4, the curb radii at the driveway should be a minimum of 15 feet for a two lane ingress and egress. The applicant has shown the radius to be 35 feet, which appears to be acceptable for a fire apparatus.
6. The Construction Details contain a crosswalk detail. The location of the proposed crosswalk should be denoted on the plans.
7. In accordance with County Development Regulations §3.3.1.10.A, the angle of existing Lot 10 driveway shall intersect the county road at a 90-degree right angle. If this is not practical, a maximum angle of 80 degrees may be permitted.
  - a. The applicant should clarify the angle at which the driveway of existing Lot 10 will intersect the Kresson Road.
  - b. The entire driveway apron with sidewalk should be replaced in conformance with County standards.
8. In order to demonstrate compliance with County Development Regulations §3.3.1.10.B, the applicant should provide County Road profiles to show that the driveway of existing Lot 10 does not exceed a 7% grade approach to Kresson Road.
9. In accordance with County Development Regulations §3.3.1.10.D, driveway aprons shall flare out a minimum of 3' on each side of the driveway at the terminus of the driveway at the county road. The applicant is proposing widening and new sidewalk along Kresson Road, which will affect the existing Lot 10 driveway. The applicant should ensure that the proposed modifications to the driveway are constructed in conformance with §3.3.10.D.
10. Note 26 on Sheet 3 should be revised to state that all pavement markings installed on a county road shall be either long-life extruded thermoplastic or long-life spray extruded thermoplastic in accordance with §3.3.1.16.

11. It is recommended that a road intersection sign for the new roadway be installed on Kresson Road in both directions.
12. Due to the extent of utility work within the County right-of-way, the Roadway Improvement Plans should include:
  - a. Mill and overlay from northern curb to southern gutter line and from PT to PT of the new access road at the proposed intersection.
  - b. Mill and overlay of the full intersection of Kresson Road and Markkress Road.
  - c. Mill and overlay from curb to curb from the stormwater pipe crossing to the intersection of Kresson Road and Markkress road.
  - d. Mill and overlay the shoulder on the southern side of Kresson Road west of the proposed cul-de-sac for the length of new curb installation. ( approximately 6.53 feet wide)
  - e. Mill and overlay from centerline to existing curb on the eastern side of Kresson Road for the entire length of sanitary sewer installation shown on the Utility Plan, Sheet 5 of 11.

## **TRAFFIC**

1. The applicant 's traffic engineer should be prepared to present the engineering traffic assessment to the County Planning Board and present the Queue and Gap analysis and evaluation of increasing the "all red time" of the signal to allow for safer left turns into and out of the proposed site as discussed with the applicant on January 3<sup>rd</sup>, 2019.
2. The Traffic Study and traffic improvements have been reviewed by Camden County on-call traffic engineer, Maurice Rached, PE, PTOE of Maser Consulting in the attached letters dated January 8, 2019. The applicant's traffic engineer should be prepared to present and discuss the traffic conditions and traffic study with the County Planning Board.
3. "Do Not Block The Box" line striping is provided on the north side of Kresson Road. Appropriate signage should also be provided along with Cherry Hill Township traffic ordinance. Appropriate details should be provided for both items.
4. It should be noted that Camden County is not responsible for maintaining traffic control signs, traffic striping, or pavement markings outside of the county right-of-way or on a driveway or street approach to the county roadway that is not under Camden County jurisdiction.

## **UTILITES**

1. The applicant is proposing a water main connection in Kresson Road (CR 671) at the intersection with the roadway into the development.
2. The applicant is proposing a sanitary sewer main connection at an existing manhole in Kresson Road (CR 671) three hundred feet (300') feet to the west of the intersection with the roadway into the development. The location of the proposed sanitary sewer on the County Roadway Plans is not the same as the location of the proposed sanitary sewer on the Utility Plan, Sheet 5 of 11 and profile Plan, Sheet 9 of 11. All plans should be revised to be consistent.
3. The applicant is not proposing to relocate any existing utility poles along the property frontage.

## STORMWATER MANAGEMENT NJAC 7:8

1. The proposed improvements 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 meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are required.
2. During the 100 year storm event, stormwater basin #1 adjacent to Kresson Road will have a water elevation of 90.91. The emergency spillway is proposed at elevation 92.50 and will overflow north and northwest of the basin.
  - a. The northerly overflow will flow over the sidewalk to an existing inlet with a grate elevation of 92.11. A grading plan with greater visibility (1" = 20') must be provided for the basin spillway, County curb, County road and proposed sidewalk to ensure that the overflow drainage will not create drainage problems/icing on the sidewalk.
  - b. The northwesterly overflow will drain to a low area with an elevation of 92.0 in proposed Lot 19, and Lot 10, the rear yard of the adjacent residential lot. A yard drain is proposed on the property line of A grading plan with greater visibility (1"=20') must be provided for the basin spillway to ensure that the overflow drainage will not impact adjacent Lot 10, Block 434.01.
  - c. During a major storm event, Inlet #109 located at the rear of residential lots 18 and 10 will flood before the emergency spillway becomes active. The design should be revised.
  - d. During a major storm event, Inlet #107 located in the new residential roadway will flood the new road and Kresson Road before the emergency spillway becomes active. The design should be revised.
  - e. The stormwater design must be revised so the residential yard and County road are not functioning as the emergency spillway for the proposed stormwater basin 1.
3. The drainage pipe with elevations from Outlet structure #300 to the existing inlet on the northern side of Kresson Road should be shown on Sheet 4, Utility and Grading Plan.
4. The details on Sheet 10 of 11 for the stormwater management basins No 1 and No 2 should be revised:
  - a. Basin identification should match other plan sheets.
  - b. The cross section for Basin 1 should be a larger size, the detail is too small.
  - c. The cross section of Basins 1 should include the outlet structure #300, drainage pipe connection and inlet on the northern side of Kresson Road.
  - d. The cross section of Basins 1 should include Inlet #109 at elevation 91.
  - e. The cross section of Basin 1 should include Inlet #107 at elevation 92.05 located in the new residential roadway.
5. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided 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.
7. The applicant shall ensure that the existing Kresson Road inlet that the proposed outlet control structure of Basin #1 ties into contains a Type N eco grate. A detail should be provided for the Type N eco grate.

## DETAILS

1. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
2. The curb ramps in the Camden county right-of-way must meet the standards of the Proposed Accessibility Guidelines for pedestrian Facilities in the Public Right-of-way dated July 26, 2011.
3. The following County standard details are required for improvements in the County right-of-way:

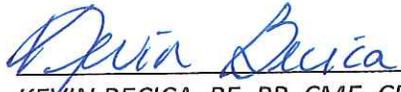
### Details:

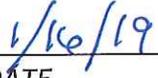
4. Standard 8"X9"X18" Concrete Vertical Curb
5. Standard Depressed Concrete Curb
6. Standard Vertical Concrete Curb Taper
7. Standard Concrete Sidewalk
8. Standard Concrete Driveway and Concrete Apron
9. Standard Pavement Marking Legend
10. Curb Inlet with Bicycle Safe Grate and Type 'N-Eco' Curb Piece
11. Hot Mix Asphalt Pavement
12. Typical Roadway Restoration for Curb Installation
13. RCP Storm Sewer Installation
  - A. Trench Restoration in Concrete Pavement
  - B. Trench Restoration in HMA Pavement

## 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 Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.
3. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant.

4. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
  
5. 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.
  
6. Underground irrigation systems shall not be located within the County right-of-way.
  
7. Applicant is responsible for all environmental permits required.

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

  
\_\_\_\_\_  
DATE



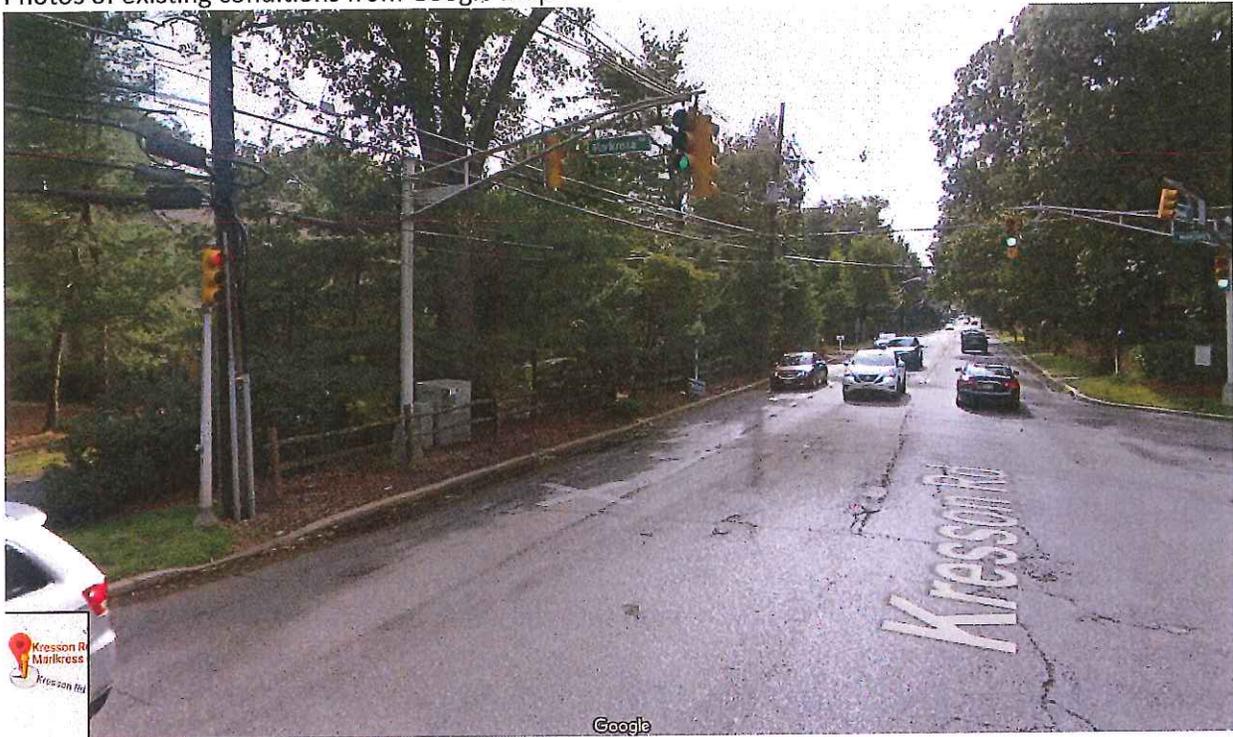
Cc: Applicant: MiPro Homes, LLC, E-mail: N/A, Fax: N/A, Phone: 856-983-7160  
Applicant Attorney: Jeffrey I. Baron, Esq., E-mail: N/A, Fax: N/A, Phone: N/A  
Applicant Engineer: Joseph A. Mancini, E-mail: joe@tristatecivil.com,  
Municipal Planning Board Secretary: Lorissa Luciani, PP, AICP, (856) 661-4737  
Municipal Review Engineer: Stacey Arcari, Environmental Resolutions, Inc., sarcari@erinj.com



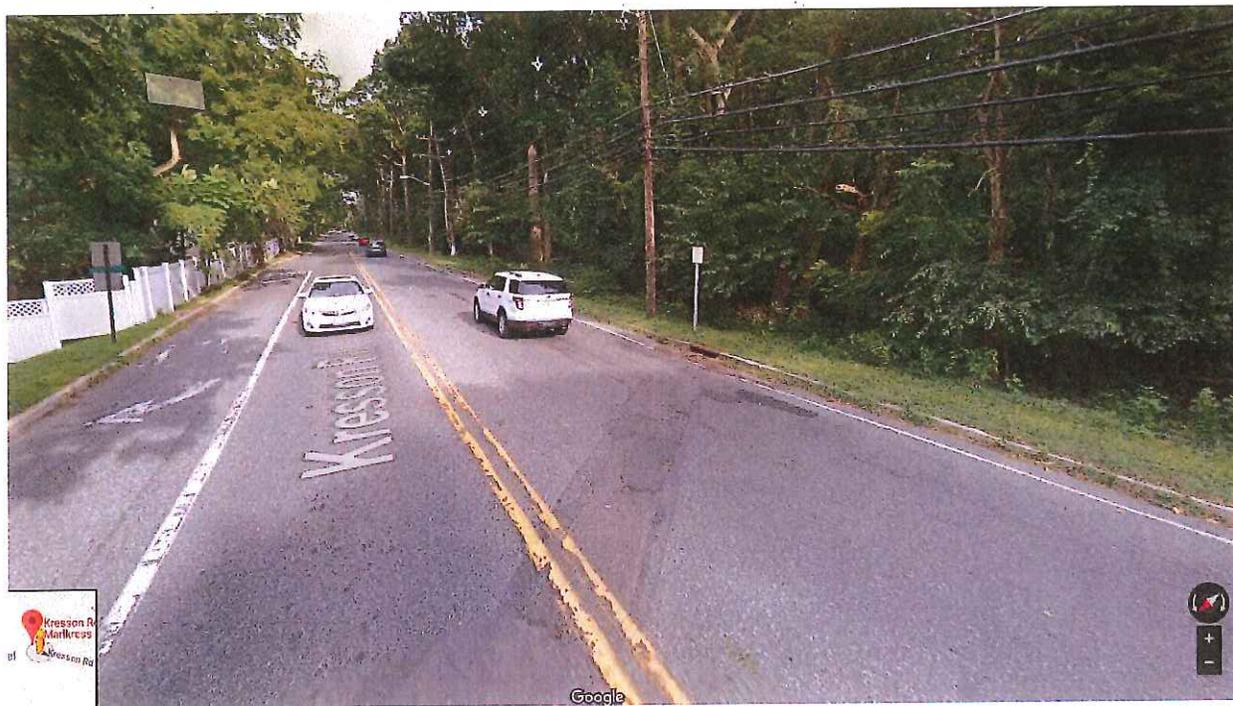
Residential driveway exiting onto Kresson Road (CR 671) from horseshoe driveway on Block 434.01, Lot 10 encroaching onto development property Block 434.01, Lots 11 & 12. Access easement will be created to allow residential horseshoe driveway exiting onto Kresson Road (CR 671) to remain.



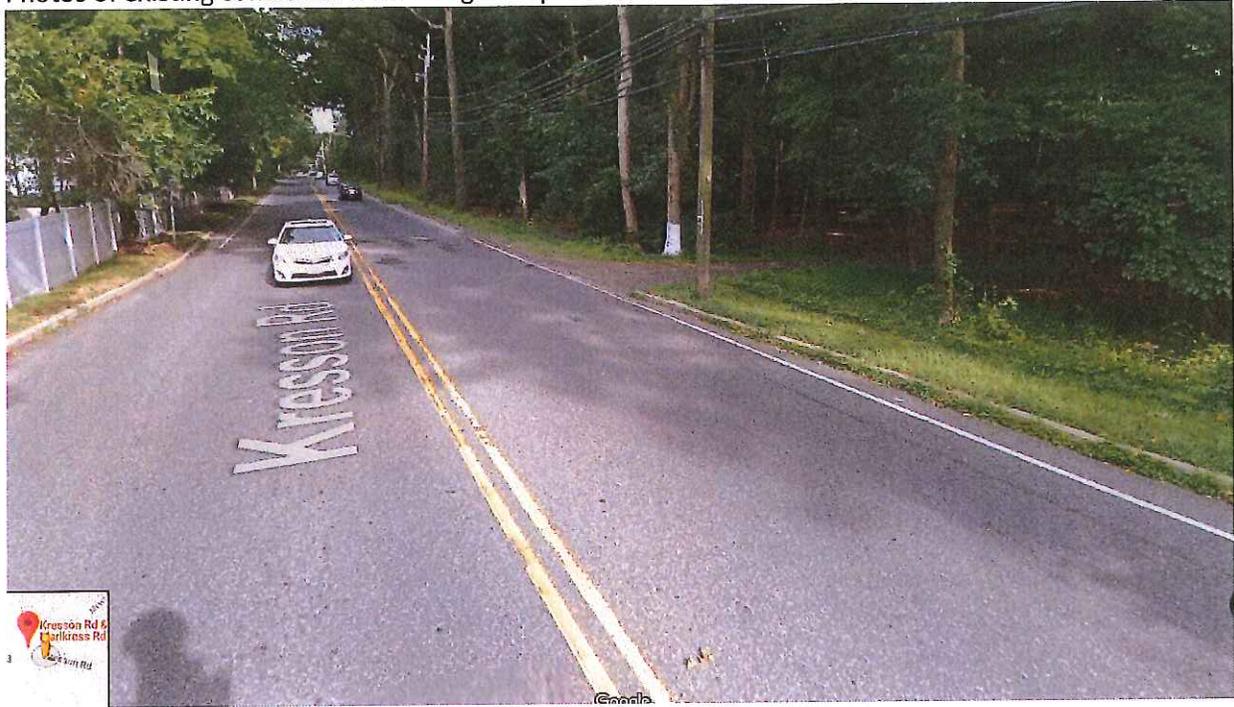
Dirt Road behind residential driveway apron running along eastern property line. Dirt Road should be removed.



Intersection of Kresson Road and Marlkrass Road. Note location of signal equipment, split rail fence, trees and landscaping in County right of way.



Existing conditions along applicant's frontage on Kresson Road (CR 671). Eastbound traffic has two (2) travel lanes approaching Marlkrass Road (CR 672) intersection, westbound traffic has one travel lane.



Existing residential driveway location. Center of proposed cul-de-sac will be approximately 30 feet to the west or moved 30 feet away from Marlcrest Road intersection.



Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

1000 Waterview Drive, Suite 201  
Hamilton, NJ 08691  
T: 609.587.8200  
F: 609.587.8260  
www.maserconsulting.com

## MEMORANDUM

**To:** Kevin Becica, P.E., Camden County Engineer

**From:** Maurice Rached, P.E., PTOE, Maser Consulting

**Date:** January 8, 2019

**Re:** Traffic Review  
Kresson Road Subdivision  
Block 434.01, Lots 11 & 12  
Cherry Hill Township, Camden County, New Jersey  
County Planning Board File MJ-12-1-18  
MC Project No. 17005805G

---

As requested, Maser Consulting conducted a review of a traffic study and plans submitted in conjunction with the development of 16 single family homes on Kresson Road (CR 671), in the Township of Cherry Hill.

The following documents were reviewed:

- *Final Plan of Lots*, prepared by Tristate Engineering and Surveying, PC, dated September 2018;
- *Traffic Engineering Assessment*, prepared by Shropshire Associates, LLC, dated January 17, 2018; and
- *Preliminary Major Subdivision Plans*, prepared by Tristate Engineering and Surveying, PC, revised to July 26, 2018

As a result of this review, the following comments are provided in conjunction with the site plan:

1. The speed limit on Kresson road is 40 mph, therefore the intersection sight distance should be 445 ft. (not 385 ft.). Please correct the information on sheet 3 of 11 accordingly.
2. Since the crosswalk is not aligned with the ramp, the design should provide a 4' x 4' turning space fronting the ramp, within the crosswalk. The current design does not comply with this ADA requirement. Alternatively, the alignment of the ramps can be revised so it is collinear with the crosswalk.



Kevin Becica, Camden County Engineer  
MC Project No: 17005805G  
January 8, 2019  
Page 2 of 2

3. Provide centerlines for the driveway to better define the exiting approach.
4. Show the removal of approximately 50' of the double yellow line on the County Road to define the intersection with the proposed street.

\\HSCAD\Projects\2017\17005805G\Kresson Road Subdivision\2019-1-8-Traffic Review-Kresson Road Subdivision -Cherry Hill.docx



Engineers  
Planners  
Surveyors  
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Environmental Scientists

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## MEMORANDUM

**To:** Kevin Becica, P.E., Camden County Engineer

**From:** Maurice Rached, P.E., PTOE, Maser Consulting

**Date:** January 8, 2019

**Re:** Traffic Review – Gap and Queue Analysis  
Kresson Road Subdivision  
Block 434.01, Lots 11 & 12  
Cherry Hill Township, Camden County, New Jersey  
County Planning Board File MJ-12-1-18  
MC Project No. 17005805G

---

As requested, Maser Consulting conducted a review of a gap and queue analysis submitted in conjunction with the development of 16 single family homes on Kresson Road (CR 671), in the Township of Cherry Hill.

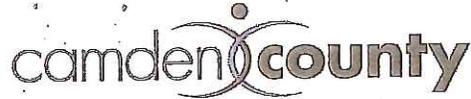
The following documents were reviewed:

- *Gap and Queue Analysis*, prepared by Shropshire Associates, LLC, dated January 11, 2019.

As a result of this review, the following comments are provided:

1. The gap analysis demonstrates that there are ample gaps in the existing traffic stream to allow for safe and efficient left turns into the development, without incurring any significant queue on the County road. There are 112 and 100 available gaps during the am and the pm peak hours respectively. The highest demand is 4 left turn trips in the PM peak.
2. Regarding exiting traffic, the gap availability is only 22 and 29 gaps during the am and the pm peak hours respectively. While these gaps are sufficient to service the anticipated demand of 9 left turn exit trips, there may be a resulting delay. However, this delay is only on the driveway approach, and it does not impact the County road. Any resulting queue should be safe, as cars would wait on Road A for an available gap.

# 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](mailto: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:

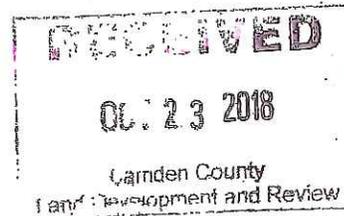
Project Name: Kresson Road

Project Address (if applicable) & Municipality: 902 & 920 Kresson Road

Abuts County Road: \_\_\_\_\_ County Route No.: (County Route 671)

### 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): 244

Existing Zoning: R-1 Residential

Block(s): 434.01

Variance(s) Required: \_\_\_\_\_

Lot(s): 11 & 12

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.

MS-12-1-18

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: MiPro Homes, LLC. Phone: 856-983-7160 Fax: \_\_\_\_\_

Address: 239A Taunton Boulevard Town & State: Medford, New Jersey

Email: \_\_\_\_\_ Zip.: 08055

Attorney: Jeffrey I. Baren, Esq. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: 1307 White Horse Road, Building F, Suite 600 Town & State: Voorhees, New Jersey

Email: \_\_\_\_\_ Zip.: 08043

Engineer: Joseph A. Mancini Phone: 856-677-8742 Fax: \_\_\_\_\_

Address: P.O. Box 1304 Town & State: Blackwood, New Jersey

Email: joe@tristatecivil.com Zip.: 08012

## Proposed Use (please check all that apply):

- | <u>Residential</u>                                      | <u>Commercial</u>                                    | <u>Industrial</u>                              |
|---|--|--|
| <input checked="" 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 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 project consists of subdividing two (2) existing lots into nineteen (19) individual lots. Sixteen (16) being used for residential units, two (2) for infiltration basins, and one (1) open space lot.

Increase in Impervious Coverage?:  YES / NO Total Increase or Decrease: + 92,642 SF  
Total Amount of Land Disturbed: 12.02 Acres  
Total Gross SF of all Buildings/ Development: 54,400 SF  
Total New Residential Units: 16 Units  
Total New Jobs Created: \_\_\_\_\_

MS-12-1-18

# 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? 17 New Lots

Size of Existing Lot(s): 13.68 Acres

Portion to be Subdivided: Entire Lots

## Municipal Use:

Title of Municipal Official: \_\_\_\_\_

Authorized Municipal Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Transmittal Date (if applicable): \_\_\_\_\_

Phone Number: \_\_\_\_\_

## Signatures Required:

Name of Applicant: MicroHomes, LLC.

Signature of Applicant: *Michael Brown*

Date: 7-30-18

Agent Completing Application: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_

Date: \_\_\_\_\_

### For County Use:

Classification of Application: \_\_\_\_\_

Fees Included with Application: YES / NO

County Plan Number: MS-12-1-18

### Stamp Date Received Below





<b>STAFF REPORT MEETING OF:</b>	RE:	<b>EMR Ferry Ave.</b>
	Plan:	SP-8-21-18
	Municipality:	City Of Camden
	Applicant:	Eastern Metal Recycling
	Abuts County Route:	Ferry Ave. (Cr.603)

The applicant is seeking approval to make improvements on a site that is currently developed. The applicant proposes to demolish the existing structure and develop a new triage area for an automobile recycling facility. As part of the development approximately 4,940 sq. ft. will be paved and covered by a pole bard constructed of Tensile Fabric.

As part of this development several improvements to the site a roadway frontage are proposed. The applicant is proposing to replace the sidewalk along the frontage of the property and replace the existing curb and install new curb where no curb is evident today.

Site improvements include replacing the several driveway aprons and updating the site to prevent against the current atypical uses of employees parking on the sidewalk and wide spread storage of tires and such along the sidewalk. See pictures attached.



281  
28

Ferry Ave

**Project Name**  
Ferry Ave Site Improvements

**Block** 281

**Lot** 28

**Town**  
Camden City

0 40 80 160 Feet

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

**COUNTY PLAN:  
SP-8-21-18**

Ferry Ave. Site Improvements  
**PROJECT NAME**

City of Camden  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

PLATE: \_\_\_\_\_

1<sup>st</sup> draft \_\_\_\_\_

\_\_\_\_\_

PRELIMINARY PLAN

BLOCK: 281

\_\_\_\_\_

OTHER

LOT (s): 28

**NAME:** Eastern Metal Recycling

**ADDRESS:** 142 Harding Ave.

**CITY:** Bellmawr **STATE:** NJ **ZIP:** 08031

**SITE ABUTS COUNTY HIGHWAY:** Ferry Ave. C.R. 603

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

**GENERAL**

The applicant is seeking approval to make improvements on a site that is currently developed. The applicant proposes to demolish the existing structure and develop a new triage area for an automobile recycling facility. As part of the development approximately 4,940 sq. ft. will be paved and covered by a pole bard constructed of Tensile Fabric.

As part of this development several improvements to the site a roadway frontage are proposed. The applicant is proposing to replace the sidewalk along the frontage of the property and replace the existing curb and install new curb where no curb is evident today.

Site improvements include replacing the several driveway aprons and updating the site to prevent against the current atypical uses of employees parking on the sidewalk and wide spread storage of tires and such along the sidewalk. See pictures attached.

**The following documents have been reviewed:**

1. Site plan entitled Eastern Metal Recycling Site Improvements, prepared by PS&S Engineering; dated 12/31/2018
2. Land Title Survey for Block 281 Lot 28, prepared by PS&S Engineering
3. Stormwater Management Report titled Eastern Metal Recycling Site improvements, prepared by PS&S Engineering dated October 11, 2018.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Ferry Ave. (CR 603) has a proposed right-of-way of 50 feet, with an existing right-of-way of 50 feet. The applicant is not required to provide additional right-of-way.
2. In accordance with Section 3.1.2, sight triangle easements shall be required at all existing and proposed driveways, road or street intersections with a county road and at driveways as determined to be necessary by the County Engineer. Sight triangle easements should be in accordance with AASHTO standards and be shown on plans.
  - a. The sight triangles restrict plantings greater than 18" high that would impede visibility. Street trees do not restrict visibility. Plan Sheet C-03 should be revised to remove note "Existing trees within sight triangle to be removed".
  - b. If required by Camden City ordinance and City Planning Board approval, street trees should remain or be replanted along the property frontage.
  - c. In accordance with section 3.1.2, the applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement area.

**SITE PLAN**

1. The Existing Conditions and Demolition Plan, Sheet 1 of 1 clearly shows all improvements to be removed within the County right-of-way.
2. As a requirement of approval, it is required that the applicant provide at least a three (3) inch curb reveal along County Highway, CR. 603 Ferry Ave. and include a detailed plan sheet that depicts the County Roadway Trench Restoration for all work adjacent to the curb and shows additional grades for top and bottom of curb from the point just east of the eastern most driveway on Ferry Ave. (and point labeled on the site plan sheet C-04 as " Depressed curb from end of driveway to property line"). From the point mentioned above and west to the end of the property line the curb reveal shall be at least four (4) inches high.

Applicant engineer should review the Roadway Restoration Detail and provide the required three (3) inch curb reveal by increasing the 2% cross slope to achieve the desired height of the curb reveal.

3. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative.

#### 4. Site Plans Must Conform with the Following Standards:

##### 3.3 Site Plan

##### 3.3.1 Access Location, Access Spacing, Access Restrictions, and Intersection Design (Plan Does Not Conform)-

- a. Applicant should be prepared to discuss how trucks and cars will access the site and circulate throughout the site. Driveways should indicate direction use of one way driveways or bidirectional driveway.
- b. The Vehicle Circulation Plan, Sheet 1 of 1, has been provided which shows delivery vehicles exiting the site will turn into oncoming traffic on Ferry Avenue.
- c. The project site design should be revised to eliminate trucks crossing over the centerline while make right turns into and out of the site.

##### 3.3.1.3 Backing Out or Maneuvering of Vehicles Not Permitted

- a. Applicant should be prepared to discuss how vehicles will access the site and ensure that at no time will any vehicle back out or reverse out into the County right Of way.

##### 3.3.1.10.D Corner Radii / Curb Return Radii / Driveway Aprons

- a. The Site Plan set should be revised to provide a curb radii (rather than flare) at all driveways to ensure that the proper turning room is available for the type of vehicle accessing the site. Truck turning templates shall be applied using the largest size truck to enter each driveway.
- b. All curb radii for all roadways and driveways should be checked to ensure that an emergency vehicle or delivery vehicle can exit the driveway without turning into oncoming traffic.
- c. The plans should be revised to include directional signage if driveways are restricted to any type of vehicle.

##### 3.3.1.10.G Stop Sign and Stop Bar(Plan Does Not Conform)-

- a. The Site Plan must indicate the location of stop bar and stop signs for all driveways enter the county roadway.

#### STORMWATER MANAGEMENT NJAC 7:8

1. The County concurs with the City that the project is within the Flood Hazard Area and requires compliance with each rule and should be addressed within the Stormwater Management Report. Applicant is required to show proof form the City that all Stormwater requirements have been met.
2. The plan Sheets C-04 and C-05 should be revised to indicate existing grates will be revised to conform with NJPDES stormwater permit with all openings less than 2". In accordance with section 3.5.2.1.A, the Detail Sheets C-07 or C-08 should include details for stormwater grates for the inlet grates along the property frontage. The standard Type N eco grates may not fit the existing openings.

## DETAILS

1. All construction or reconstruction within the County right-of-way is to be at County standards and NJDOT standards for accessibility.
2. All curb should be designed in accordance with County Design Standards.
3. The following County standard details are required for improvements in the County right-of-way:
  - a. The City detail for sidewalk requires 5" thick concrete. The County detail on Sheet C-07 should be revised to meet City standards
  - b. Detail Sheets C-07 or C-08 should include details for stormwater grates that fit the existing grates along the property frontage.
  - c. Revised Roadway Restoration detail

## 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 Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.
3. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant.
4. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
5. 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.

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

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

1/15/19  
DATE



Cc: Applicant: [deepak.mulay@emrgroup.com](mailto:deepak.mulay@emrgroup.com)  
Applicant Attorney: Kevin Sheehan, Esq [ksheehan@parkermccay.com](mailto:ksheehan@parkermccay.com)  
Applicant Engineer: Kyle Rutherford, PE [krutherford@psands.com](mailto:krutherford@psands.com)  
Municipal Planning Board Secretary: Angela Miller ([AnMiller@ci.camden.nj.us](mailto:AnMiller@ci.camden.nj.us))  
Municipal Review Engineer: Timothy Staszewski [timothy.staszewski@rve.com](mailto:timothy.staszewski@rve.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](mailto: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:

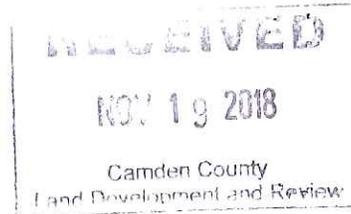
Project Name: Ferry Avenue Site Improvements

Project Address (if applicable) & Municipality: 1484 Ferry Ave

Abuts County Road: Ferry Ave County Route No.: 603

### 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: PRI Port Related Industrial

Block(s): 281

Variance(s) Required: N/A

Lot(s): 28

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.

SP-8-21-18

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Eastern Metal Recycling Phone: 856-583-1839 Fax: \_\_\_\_\_

Address: 142 Harding Ave. Town & State: Bellmawr, New Jersey

Email: deepak.mulay@emrgroup.com Zip.: 08031

Attorney: Kevin D. Sheehan, Esq. Phone: 856-985-4020 Fax: 856-552-1427

Address: 9000 Midlantic Drive, Suite 300 Town & State: Mount Laurel, New Jersey

Email: ksheehan@parkermccay.com Zip.: 08054

Engineer: PS&S Phone: 856-335-6000-6004 Fax: \_\_\_\_\_

Address: 1909 Route 70 East, Suite 307 Town & State: Cherry Hill, New Jersey

Email: krutherford@psands.com Zip.: 08003

*Kyle Rutherford*

## 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 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 checked="" type="radio"/> <b>Other:</b> <u>Automobile Recycling</u> |

## Project Description & Statistics:

Short Description of Project: The Applicant is proposing to pave the area to be used as a triage area for receiving and inspecting incoming cars that will be recycled. The proposed building is a steel pole structure with a fabric cover and lighting.

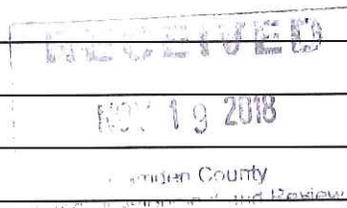
Increase in Impervious Coverage?: YES  NO  Total Increase or Decrease: N/A

Total Amount of Land Disturbed: 0.99

Total Gross SF of all Buildings/ Development: 4,940sf

Total New Residential Units: 0

Total New Jobs Created: Existing Employees



SP-8-21-18

# 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? N/A

Size of Existing Lot(s): Approximately 115,000sf (2.64 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: Eastern Metal Recycling

Signature of Applicant: Erin Szulewski Date: 11/7/2018  
Erin A. Szulewski, Esq., Parker McCay P.A.  
Attorneys for the Applicant, Eastern Metal Recycling

Agent Completing Application: Erin A. Szulewski, Esq., Parker McCay P.A.

Signature of Agent: Erin Szulewski Date: 11/7/2018

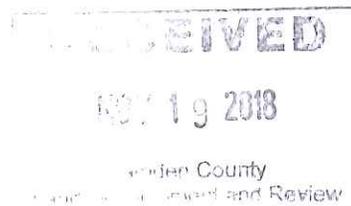
### For County Use:

Classification of Application: \_\_\_\_\_

Fees Included with Application: YES / NO

County Plan Number: SP-8-21-18

### Stamp Date Received Below





<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Victory West Redevelopment</b>
	Plan:	SP-12-13-18
	Municipality:	Cherry Hill
	Applicant:	FMP Mount Laurel LLC.
	Abuts County Route:	Woodcrest Road (Oak Ave. Cr. 667)

The applicant is seeking approval for the construction of Victory Redevelopment Area, Victory West, which will consist of six (6) apartment buildings with 370 multi-family rental units, of which 53 are to be affordable units. Victory West aims to provide high quality housing within a walking distance of the Woodcrest PATCO High Speedline. A significant portion of the site will be dedicated to open space and include community facilities, such as 3,815 sq. ft. clubhouse, 1,600 sq. ft. swimming pool and an 11,005-sq. ft. dog park.

The site is proposed to have one (1) full movement driveway on Woodcrest Road (cr. 667), which will form the 4<sup>th</sup> leg of the current 3 - legged signalized intersection at Woodcrest Toad and Woodcrest Corporate Center.



**Project Name**

Victory Redevelopment

**Block**

431.18

**Lot**

8

**Town**

Cherry Hill



0 125 250 500 Feet

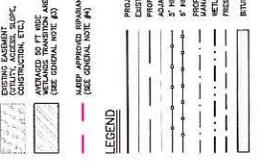
**camden county**  
Making It Better, Together.

**REDEVELOPMENT PLAN  
EDGE SETBACK REQUIREMENTS\***

REQUIREMENT	REQUIRED	PROVIDED
T1 TURNPIKE EDGE	REQUIRED	PROVIDED
STORAGE SETBACK	50'	71'
PARKING SETBACK	50'	60'
RECREATIONAL USE SETBACK	50'	60'
T2 EAST EDGE	REQUIRED	PROVIDED
STORAGE SETBACK	50'	50'
PARKING SETBACK	50'	N/A
DRIVE SETBACK	50'	N/A
T3 WOODCREST ROAD EDGE	REQUIRED	PROVIDED
STORAGE SETBACK	50'	168'
PARKING SETBACK	50'	108'
DRIVE SETBACK	50'	108'
T4 EMBANKMENT EDGE	REQUIRED	PROVIDED
STORAGE SETBACK	50'	50'
PARKING SETBACK	50'	50'
DRIVE SETBACK	50'	50'
T5 PATCO EDGE	REQUIRED	PROVIDED
STORAGE SETBACK	100'	187'
PARKING SETBACK	50'	50'
DRIVE SETBACK	50'	50'
RECREATIONAL USE SETBACK	50'	50'
T6 PHASING EDGE	REQUIRED	PROVIDED
STORAGE SETBACK	N/A	54'
PARKING SETBACK	N/A	54'
DRIVE SETBACK	N/A	54'
T7 STORMWATER EDGE	REQUIRED	PROVIDED
STORAGE SETBACK	N/A	54'
PARKING SETBACK	N/A	54'
DRIVE SETBACK	N/A	54'
T8 STORMWATER EDGE	REQUIRED	PROVIDED
STORAGE SETBACK	N/A	54'
PARKING SETBACK	N/A	54'
DRIVE SETBACK	N/A	54'
T9 PHASING EDGE OPTION 1	REQUIRED	PROVIDED
STORAGE SETBACK	N/A	N/A
PARKING SETBACK	N/A	N/A
DRIVE SETBACK	N/A	N/A
T10 PHASING EDGE OPTION 2	REQUIRED	PROVIDED
STORAGE SETBACK	N/A	N/A
PARKING SETBACK	N/A	N/A
DRIVE SETBACK	N/A	N/A

\* AS SHOWN IN SECTION 4.2 EDGE REQUIREMENTS OF THE REDEVELOPMENT PLAN. SETBACKS ARE MEASURED FROM THE EXISTING OR PROPOSED EDGE OF THE LOT. A CHERRY HILL TOWNSHIP, NEW JERSEY APPROVAL BY THE CHERRY HILL TOWNSHIP COUNCIL ON JUNE 25, 2018.

**LEGEND**

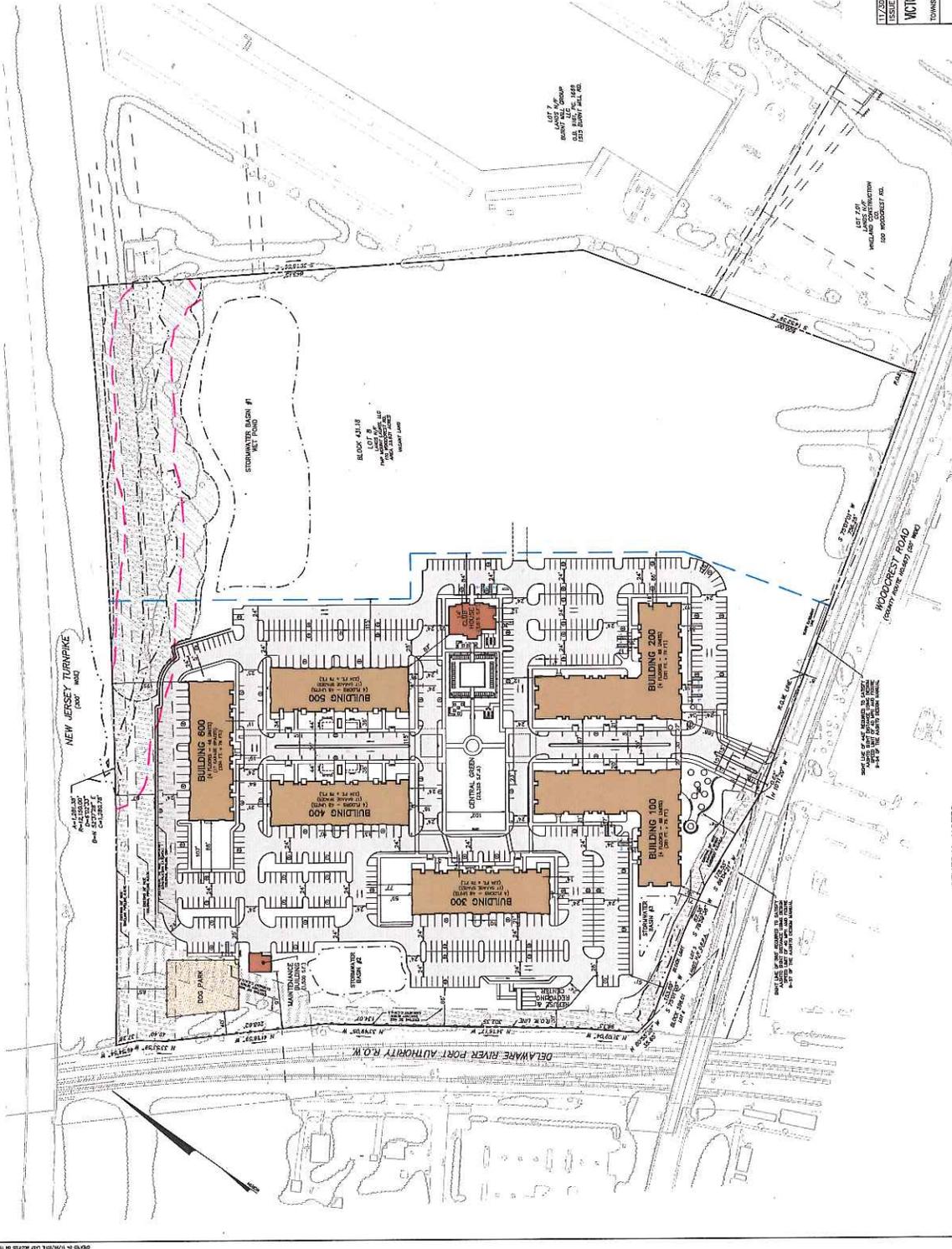


**LEGEND**



EXISTING EASEMENT  
EXISTING RIGHT-OF-WAY  
WETLANDS TRANSITION AREA  
WETLANDS BUFFER AREA  
MARP APPROVED BIRMAN ZONE LINE  
(SEE ORIGINAL TITLE #)

PROJECT LIMITS  
EXISTING RIGHT-OF-WAY LINE  
ADJUSTED RIGHT-OF-WAY LINE  
ADJUSTED LOT LINE  
5' HIGH DOG EAVE/POOL FENCE  
PROPOSED EXISTING UTILITY  
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PROPOSED EXISTING UTILITY  
PROPOSED EXISTING UTILITY



LOT 7  
REDEVELOPMENT PLAN  
LOT 7  
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REDEVELOPMENT PLAN

**GENERAL NOTES**

1. TOPOGRAPHICAL AND EXISTING CONDITIONS INFORMATION TAKEN FROM PLANS DATED 1/15/2018. METEOROLOGICAL DATA FOR ALL BLOCKS AND BUILDINGS SHOWN ON THESE PLANS IS BASED ON THE 1981-2010 CLIMATE DATA FOR THE CLIMATE DIVISION OF THE NATIONAL WEATHER SERVICE, CHARLOTTE, NC. THE DATA IS BASED ON THE 1981-2010 CLIMATE DATA FOR THE CLIMATE DIVISION OF THE NATIONAL WEATHER SERVICE, CHARLOTTE, NC. THE DATA IS BASED ON THE 1981-2010 CLIMATE DATA FOR THE CLIMATE DIVISION OF THE NATIONAL WEATHER SERVICE, CHARLOTTE, NC.
2. BLOCK 4318, LOT 8, CHERRY HILL TOWNSHIP, NEW JERSEY. THE DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE CHERRY HILL TOWNSHIP BOARD OF SUPERVISORS. THE DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE CHERRY HILL TOWNSHIP BOARD OF SUPERVISORS. THE DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE CHERRY HILL TOWNSHIP BOARD OF SUPERVISORS.
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**OVERALL SITE PLAN**

**VICTORY APARTMENTS REDEVELOPMENT SITE**  
TOWNSHIP OF CHERRY HILL, CAMDEN COUNTY, NEW JERSEY

**OVERALL SITE PLAN**

**FMP MOUNT LAUREL, LLC**  
1000 WOODCREST ROAD  
CHERRY HILL, NJ 08002

**JESSE D. DOUGHERTY, P.E.**

REGISTERED PROFESSIONAL ENGINEER  
NEW JERSEY REG. NO. 26100  
1000 WOODCREST ROAD  
CHERRY HILL, NJ 08002

**DATE: 07/25/2018**

ISSUE DATE: 07/25/2018  
SUBMISSION/REVISION: 1  
BY: JDD

**DATE: 07/25/2018**

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BY: JDD

**SCALE**



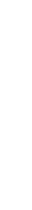
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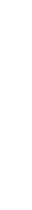
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**SCALE**





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

**COUNTY PLAN:  
SP-12-13-18**

Victory Redevelopment  
**PROJECT NAME**

Cherry Hill Twp.  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

SITE PLAN  
 PRELIMINARY PLAN  
 OTHER

PLATE: \_\_\_\_\_  
BLOCK: \_\_\_\_\_  
LOT (s): \_\_\_\_\_

1<sup>st</sup> draft \_\_\_\_\_

**NAME:** Victory Redevelopment

**ADDRESS:** 110 Woodcrest Road

**CITY:** Cherry Hill Twp.    **STATE:** NJ    **ZIP:** 08108

**SITE ABUTS COUNTY HIGHWAY:** Woodcrest Road Cr.667

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

**GENERAL**

The applicant is seeking approval for the construction of Victory Redevelopment Area, Victory West, which will consist of six (6) apartment buildings with 370 multi-family rental units, of which 53 are to be affordable units. Victory West aims to provide high quality housing within a walking distance of the Woodcrest PATCO High Speedline. A significant portion of the site will be dedicated to open space and include community facilities, such as 3,815 sq. ft. clubhouse, 1600 sq. ft. swimming pool and an 11,005-sq. ft. dog park.

The site is proposed to have one (1) full movement driveway on Woodcrest Road (cr. 667), which will form the 4<sup>th</sup> leg of the current signalized intersection at Woodcrest Road and Woodcrest Corporate Center.

**The following documents have been reviewed:**

1. Site plan entitled Victory Apartments Redevelopment Site prepared by Marathon Engineering; dated 11/30/2018

2. Stormwater Management Report for Victory Apartments Redevelopment Site prepared by Marathon Engineering; dated 7/27/2018
3. Traffic Impact Analysis for Victory Apartments Redevelopment Site prepared by Langan Engineering; dated 7/26/2018
4. Land Title Survey for Victory Apartments Redevelopment Site prepared by Marathon Engineering; dated 7/27/2018

## **RIGHT OF WAY**

1. The Camden County Master Plan indicates that Woodcrest Rd. (CR. 667 – Oak Ave.) has a proposed right-of-way of 50-70 feet, with an existing right-of-way of 50-70 feet. An additional road widening easement is not required.
2. The Plan of Survey and Sheet C0100 show a slope easement line on Block 431.18, Lot 8 from Deed Book 3668, P151. The applicant should provide the slope easement from the deed book and provide information to whom the easement is dedicated

## **TRAFFIC**

1. The applicant is proposing to utilize the existing traffic signal at the driveway onto Woodcrest Road (CR 667) at the southern side of the site and maintain the existing unsignalized driveway at the southern side of the site. See attached photos of existing conditions.
2. The Traffic Study and traffic improvements have been reviewed by Camden County on-call traffic engineer, Maurice Rached, PE, PTOE of Maser Consulting in the attached letter dated January 8, 2019. The applicant's traffic engineer should be prepared to present and discuss the traffic conditions and traffic study with the County Planning Board.
3. The plans submitted for the multifamily rental residential development include a potential driveway connection onto the undeveloped eastern side of Lot 8 Block 431.18 labeled "Victory East Tract". It is recommended that cross access be a condition of Site Plan approval for Victory Development and any future development approvals for the Victory East Tract on Lot 8 Block 431.18.
4. It is recommended that the proposed traffic signal improvements be constructed, inspected, approved, and certified for design conformance prior to the issuance of the first residential apartment building certificate of occupancy as a condition of Site Plan approval for Victory Development.
5. The plans indicate that the signalized driveway will be used as a construction entrance. Our office recommends that the development plans be revised to include a second construction entrance to be used after the first residential apartment building certificate of occupancy is issued.

## **SITE PLAN**

1. The Site Plan set should be revised to include plan sheets for Improvements within the County right-of-way including but not limited to plans to improve, modify and build out of the existing traffic signal detailing the new crosswalk and pedestrian accommodations.

2. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way.
3. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative.
4. In accordance with County design standards, Chapter 3.3.1.10.D the curb radii at the driveway should be a minimum of 15 feet for two lane ingress and egress. The curb radius should be revised at the driveway and the appropriate details added to the plans.

5. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

3.3.1 **Access Location, Access Spacing, Access Restrictions, & Intersection Design:**  
Plan sheets must be updated to include all improvements at the intersection of Woodcrest Road CR 677 (Oak Ave.) and Woodcrest Corporate Center .

3.3.1.10.D **Corner Radii / Curb Return Radii / Driveway Aprons :**

Site Plan Sheet C01020 must depict the curb turning radius that conform to this standard at the curbs meeting the County Road from the newly proposed development.

3.3.1.10.G **Stop Sign and Stop Bar**

Site Plan Sheet C0102 should be revised to include a stop bar at the intersection connecting to the County Road CR. 667 (Oak Ave.)

## **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. The stormwater runoff will be handled by one wet pond, two infiltration basins and underground drywells for roof runoff. The existing and proposed drainage sheds do not impact County roadway or facilities. The applicant's engineer should provide additional documentation that:
  - a. All comments from the municipal engineering review letter of November 8, 2018 regarding stormwater have been addressed.
  - b. The final design meets the hydraulic impact requirements of NJAC 7:8-5.4(a)2iv. A mounding analysis should be provided for review.
  - c. The stormwater design should include the permeability tests of the soils under the infiltration system in accordance with the NJDEP BMP manual appendix E.
2. 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.
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 in order to obtain final County approval.

4. The plan should include notations and details for Type N eco grates for the storm inlets in the County Roads per Section 3.5.2.1 Spacing and Type of Inlets.

## UTILITES

1. The applicant is proposing a NJAW connection outside of the County right-of-way and outside of the paved cartway of Woodcrest Road. If the water connection cannot be constructed as shown on the plans, the developer will be required to obtain a County road opening permit and meet all roadway restoration requirements on Woodcrest Road.
2. The applicant is proposing a sanitary sewer system with a pump station and force main running from Block 431.18, Lot 8 through Block 431.18, Lot 7.01, under Burnt Mill Road (CR 670), under Bryant Road, under Bowling Green Road to an existing sanitary manhole.
  - a. The developer will be required to obtain a County road opening permit and meet all roadway restoration requirements on Burnt Mill Road.
  - b. The proposed sanitary force main is shown approximately twelve inches (12") above the two County storm sewer system pipes in Burnt Mill Road. The plans should be revised to include construction of concrete cradle and the appropriate details.
  - c. The plans should be revised to include all utilities, water, gas , etc. at the crossing on Burnt Mill Road.
  - d. The applicant will be required to provide a traffic control plan with the County road opening permit and obtain approval of the traffic control plan by Camden County and Cherry Hill police one full week before starting work.

## DETAILS

1. All construction or reconstruction within the County right-of-way is to be at County standards, and NJDOT standards for accessibility in the right-of-way.
2. All curb radii for all roadways and driveways should be checked to ensure that an emergency vehicle or delivery vehicle can exit the driveway without turning into oncoming traffic.
3. The handicap ramps in the Camden county right-of-way must meet the standards of the Proposed Accessibility Guidelines for pedestrian Facilities in the Public Right-of-way dated July 26, 2011.
4. The following County standard details are required for improvements in the County right-of-way:
  - a. Concrete cradle detail.
  - b. Trench restoration detail
  - c. County pavement detail
  - d. Type N Eco grate

## 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.

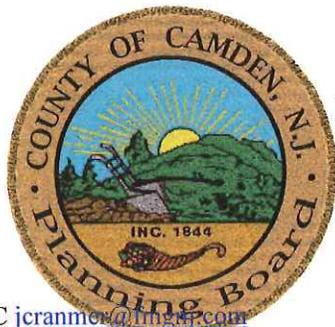
2. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.
3. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant.
4. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
5. 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.

6. Underground irrigation systems shall not be located within the County right-of-way.
7. Applicant is responsible for all environmental permits required.

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

1/15/2019  
\_\_\_\_\_  
DATE



Cc: Applicant: FMP Mount Laure, LLC [jcranmon@fmp.com](mailto:jcranmon@fmp.com)  
Applicant Attorney: Chad Warnken, Esq [cwarnken@archerlaw.com](mailto:cwarnken@archerlaw.com)  
Applicant Engineer: Jesse Dougherty, P.E [Jesse.Dougherty@marathonconsultants.com](mailto:Jesse.Dougherty@marathonconsultants.com)  
Municipal Planning Board Secretary: Lorissa Luciani PP/AICP [LLuciani@chtownship.com](mailto:LLuciani@chtownship.com)  
Municipal Review Engineer: Stacey Arcari PE, [sarcari@erinj.com](mailto:sarcari@erinj.com)

Victory Redevelopment  
SP-12-13-18  
Existing Conditions from Google Maps



Existing signal head at driveway into Victory redevelopment driveway



Existing signal head at Woodcrest opposite Victory redevelopment driveway (note signal head is twisted)

Victory Redevelopment  
SP-12-13-18  
Existing Conditions from Google Maps



Existing driveway at eastern side of Block 431.18, Lot 8. No changes to this driveway proposed at this time.



Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

1000 Waterview Drive, Suite 201  
Hamilton, NJ 08691  
T: 609.587.8200  
F: 609.587.8260  
www.maserconsulting.com

## MEMORANDUM

**To: Kevin Becica, P.E., Camden County Engineer**

**From: Maurice Rached, P.E., PTOE, Maser Consulting**

**Date: January 8, 2019**

**Re: Traffic Review  
Victory Refrigeration Redevelopment Site (aka Victory Apartments)  
Cherry Hill Township, Camden County, New Jersey  
County Planning Board File **SP-12-13-18**  
MC Project No. 17005805G**

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As requested, Maser Consulting conducted a review of a traffic study and plans submitted in conjunction with the redevelopment of the Victory Refrigeration Site. It is proposed to convert the pre-existing 233,000 sq. ft. manufacturing facility to a multi-family development comprised of 370 units.

The following documents were reviewed:

- *Preliminary and Final Site Plans*, prepared by Marathon Engineering and Environmental services, LLC, dated November 30, 2018.
- *Traffic Impact Study*, prepared by Langan, dated July 26, 2018

As a result of this review, the following comments are provided in conjunction with the site plans:

- 1. Site Plan – Sheet No. 6 of 49 (C0102)**  
Since this intersection is signalized, there is no need for the AASHTO Intersection Sight Triangle. Please remove any reference to the AASHTO Sight Triangle.
- 2. Site Plan – Sheet No. 32 of 49 (C2001)**  
Provide the large vehicle turning simulation at the intersection of the driveway and CR 667 in a larger scale (1"=20'), in order to verify the suitability of the geometric features of the driveway.
- 3. Site Plan – Sheet No. 32 of 49 (C2001)**  
Provide turning simulation for the anticipated delivery truck for the intersection of the driveway and CR 667.



**General**

Since the driveway servicing this development is currently equipped with traffic signal indications, and it is part of the intersection, it needs to be signalized. Therefore, the following would be required:

4. Remove the stop sign from the driveway approach.
5. Provide a traffic signal plan. The plan should include pedestrian indications, ADA compliant crossings, and the necessary MUTCD compliant signs and markings.
6. Coordinate with the traffic engineer to ensure that the left turn bays on CR 667 are adequate to service the 95<sup>th</sup> percentile queues.
7. Provide a timing schedule.

The following is provided in conjunction with the traffic study:

8. No comments on the traffic study.

# 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](mailto: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: Victory Redevelopment

Project Address (if applicable) & Municipality: 110 Woodcrest Road, Cherry Hill

Abuts County Road: Woodcrest Road County Route No.: 667

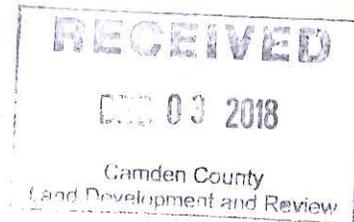
### Type of Submission (please check one):

- 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): 220

Existing Zoning: Redevelopment Zone

Block(s): 431.18

Variance(s) Required: None

Lot(s): 8

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.

SP-12-13-18

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: FMP Mount Laurel LLC Phone: (856) 985-1777 Fax: (856) 985-2445  
 Address: 222 Haddon Avenue, Suite 100 Town & State: Haddon Township, New Jersey  
 Email: jcranmer@fmgnj.com Zip.: 08108

Attorney: Chad Warnken, Esq. (732) 268-8011  
Archer & Greiner P.C. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Address: 10 Highway 35 Town & State: Red Bank, New Jersey  
 Email: cwarnken@archerlaw.com Zip.: 07701-5902

Engineer: Jesse D. Dougherty, PE Phone: (856) 241-9705 Fax: (856) 241-9709  
 Address: 553 Beckett Road, Suite 608 Town & State: Swedesboro  
 Email: Jesse.Dougherty@marathonconsultants.com Zip.: 08085

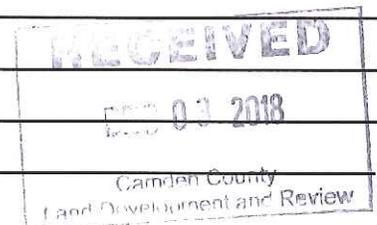
**Proposed Use** (please check all that apply):

- | <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 type="radio"/> Restaurant/ Food Establishment | <input type="radio"/> Storage/ Warehouse       |
| <input checked="" 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: Redevelopment per the approved Township Redevelopment Plan Preliminary and Final Site Plan approval granted by Cherry Hill Township on November 19, 2018, for the 370 unit apartment complex.

Increase in Impervious Coverage?: YES/ NO Total Increase or Decrease: 9.25 Acres from present cond.  
 Total Amount of Land Disturbed: 17.83 +/- Acres  
 Total Gross SF of all Buildings/ Development: 129,931 +/- SF  
 Total New Residential Units: 370  
 Total New Jobs Created: N/A



JP-12-13-18

# 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? \_\_\_\_\_

Size of Existing Lot(s): 33.931+/- Acres

Portion to be Subdivided: \_\_\_\_\_

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

Title of Municipal Official: \_\_\_\_\_

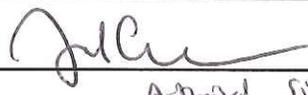
Authorized Municipal Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Transmittal Date (if applicable): \_\_\_\_\_

Phone Number: \_\_\_\_\_

## Signatures Required:

Name of Applicant: FMP Mount Laurel LLC

Signature of Applicant:  Date: 11/29/2018  
*Authorized Signer*

Agent Completing Application: Jesse D. Dougherty, PE

Signature of Agent:  Date: 11/27/2018

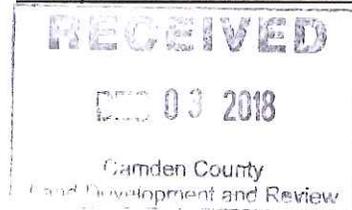
### For County Use:

Classification of Application: \_\_\_\_\_

Fees Included with Application: YES / NO

County Plan Number: \_\_\_\_\_

### Stamp Date Received Below



SP-12-13-18

# CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

## Company/ Organization Information

Name of Company/Organization: FMP Mount Laurel LLC

Is the Company a Corporation? YES /  NO Limited Liability Company

If yes, what State is the Corporation incorporated in? New Jersey

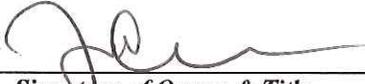
Is the Company a Partnership? YES / NO

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
Haydinger Family Trust	Same as Applicant	Member
John Cranmer	Same as Applicant	Member
George Barrett	Same as Applicant	Member

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

X   
*Signature of Owner & Title*  
 Member

11-28-2018  
*Date*

X \_\_\_\_\_  
*Signature of Owner & Title*

RECEIVED

Date: 03 2018

Camden County  
 Planning Board and Review

SP 12-13-18