

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

## February 26, 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 Project for Board Action:
  - a. 520 Broadway Partners LLC. SP-14-1-19 Gloucester City
  - b. Southwinds at Gloucester LLC. MJ-15-1-19/SP-15-1-20 Gloucester Twp.
  - c. Commercial Development Oak Ave. SP-21-1-18 Lawnside
  - d. Station Place SP-21-2-18 Lawnside
  - e. Woodcrest Station Business Park SP-21-1-19 Lawnside
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



**CAMDEN COUNTY PLANNING BOARD**  
**Land Development Review**

**Review List for Meeting**

**February 26th, 2019**

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	520 Broadway Partners LLC.	SP-14-1-19	Gloucester City	Plumbing Supply Expansion
M-2/SP2	Southwinds at Gloucester LLC.	MJ-15-1-19/ SP-15-1-20	Gloucester Township	479 units of residential development and 160 new lots along Rt. 168 and County Road.
SP-3	Commercial Development Oak Ave.	SP-21-1-18	Lawnside	Commercial development - neighborhood retail
SP-4	Station Place	SP-21-2-18	Lawnside	144 unit multi-family apartment development
SP-5	Woodcrest Station Business Park	SP-21-1-19	Lawnside	warehouse and office flex space

**Camden County Planning Board**  
**County Public Works Complex, Lindenwold**  
**6:00 PM**  
**January 22, 2019**

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

Mr. Daniel Cosner, Ms. Alexis Williams, 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 December 18, 2018 meeting by Mr. Doran and seconded by Mr. Pillo, all present were in favor.

**Review of Projects for Board Action**

**MJ-12-1-18**

**902-920 Kresson Road**

**Cherry Hill**

Jeff Baron, Esq., Joe Mancini, PE. and Andrew Ferranda, PE. were present for the application.

The applicant is seeking approval for the subdivision of 2 existing lots into 19 lots. 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.

Received Preliminary & Final approval from Cherry Hill.

Will be redirecting the sanitary sewer line so they will not have to concur with County Engineer's comment on page 5, 12 E. Sewer to Marlboro and Kresson Road.

Applicant will comply with all County Engineer's other comments.

The Board requested traffic Study from Mr. Ferranda. Mr. Ferranda talked about the queuing of the traffic signal and also that with the trips generated from the project they do not believe they need another traffic signal. Ms. Becica requested they meet with Cherry Hill for all Red timing for an additional 1 second.

**A motion was made by Mr. Cosner and seconded by Mr. Schina to approve this application with conditions; lengthening Red time of signal by an additional 1 second with the Township and storm water; all present were in favor.**

**SP-8-21-18**

**EMR Ferry Ave.**

**Camden**

Kevin Sheehan, Esq., Kyle Rutherford, PE. And Deepak Mulay, Owner were present for application.

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.

Applicant will address all the County Engineer's comments. Will make the driveway one way in, one way out.

Other driveway will be an exit only for the larger trucks to be able to exit without going into oncoming traffic.

City approval requires they do curb and site improvements along the frontage of the property.

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

**SP-12-13-18**

**Victory West Redevelopment**

**Cherry Hill**

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 Road and Woodcrest Corporate Center.

Chad Warken, Esq., Carl Penke, PE. and Jesse Dougherty, PE. were present for the application.

Applicant will comply with all the County Engineer's comments.

Ms. Williams asked about the No Pedestrian Crossing sign. The engineer answered that they will be installing sidewalk and crosswalk and will be removing the sign.

**A motion was made by Mr. Cosner and seconded by Mr. Pillo to approve this application with conditional on traffic signal certification and cross access & construction entrance; all present were in favor.**

#### **PUBLIC COMMENTS**

None.

**CHAIRMAN'S REPORT**

None.

**ATTORNEY'S REPORT**

None.

**COUNTY ENGINEER'S REPORT**

None.

**COUNTY PLANNING REPORT**

2019 Reorganization Resolutions were adopted by Mr. Pillo and seconded by Mr. Schina; all present were in favor.

**NEW BUSINESS**

None.

**OLD BUSINESS**

None

**ADJOURNMENT**

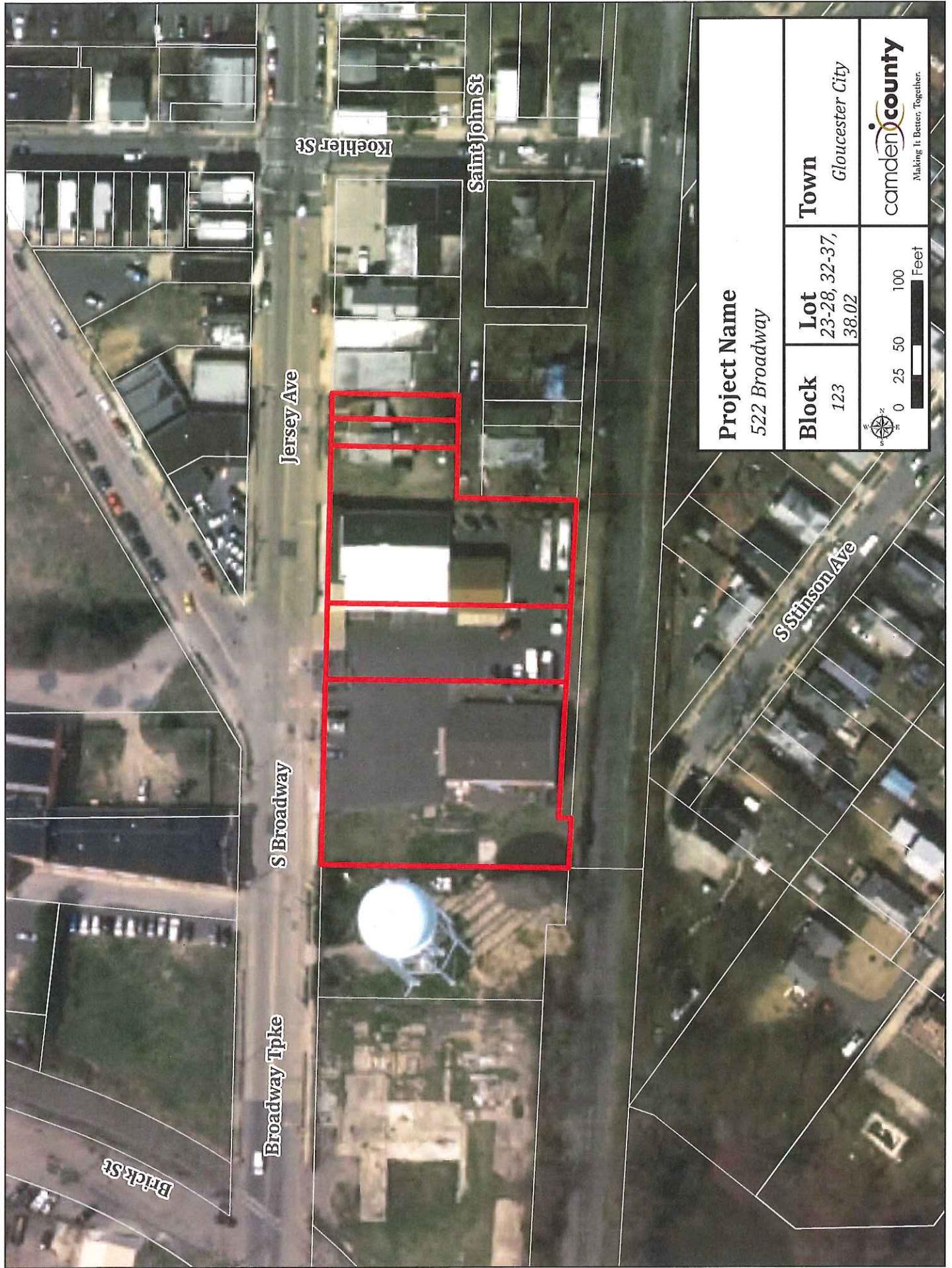
A motion was made to adjourn the meeting by Mr. Doran and seconded by Mr. Pillo; all present were in favor.

Respectfully Submitted,  
Carol Sigman  
Land Development & Review Clerk

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>520 Broadway Partners LLC.</b>
	Plan:	SP-14-1-19
	Municipality:	Gloucester City
	Applicant:	520 Broadway Partners LLC.
	Abuts County Route:	Broadway Cr. 551

The applicant is seeking approval for the construction of a 6,104 sq. ft. single story addition to an existing building. Building addition is an increase of about 34440 sq. ft. of impervious coverage.

A new stormwater structure is proposed.



**Project Name**

522 Broadway

**Block**

123

**Lot**

23-28, 32-37,  
38.02

**Town**

Gloucester City



0 25 50 100

Feet

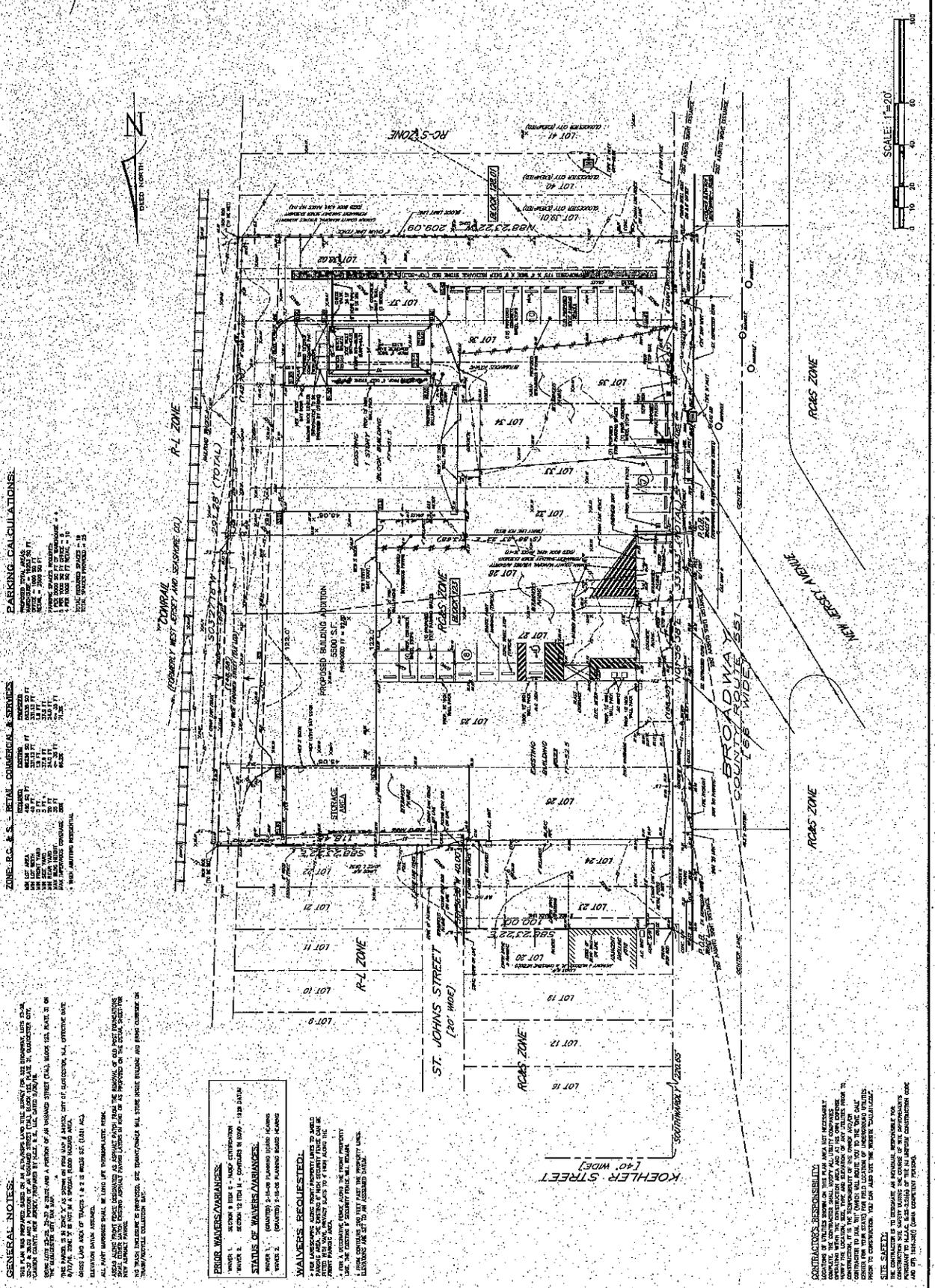
**camden**county  
Making It Better, Together.

**JAMES A. CLANCY**  
 Professional Engineer  
 License No. 100000000  
 State of New Jersey  
 801 Ashbury Avenue  
 National Park, NJ 08063  
 Phone: (609) 853-7900  
 Fax: (609) 853-7981

**H. C. E. & S., I.T.C.**  
 Consulting Engineers  
 Registered Land Surveyors - Engineers  
 801 Ashbury Avenue  
 National Park, NJ 08063  
 Phone: (609) 853-7900  
 Fax: (609) 853-7981

**SITE PLAN**  
 FOR  
 822 BROADWAY  
 LOT(S) 22-28, 29 & 30.02  
 BLOCK 125, PLATE 31  
 COURTESY CITY  
 CADENZA COUNTY, NEW JERSEY  
 CHECKED: JAC  
 SHEET 3 OF 10  
 SCALE: 1" = 20'  
 DATE: 11/17/18  
 REVISIONS:

NO.	DATE	DESCRIPTION
1	11/17/18	FOR REVISION # 01-21-18



**PARKING CALCULATIONS:**

TYPE	AREA (SQ. FT.)	NO. SPACES
RETAIL	10,000	100
OFFICE	5,000	50
STREET	1,000	10
TOTAL	16,000	160

**ZONE, R.C. & S. - RETAIL, COMMERCIAL & SERVICES**

TYPE	AREA (SQ. FT.)	NO. SPACES
RETAIL	10,000	100
OFFICE	5,000	50
STREET	1,000	10
TOTAL	16,000	160

**GENERAL NOTES:**

1. THIS PLAN WAS PREPARED UNDER THE SUPERVISION OF AN AT-LARGE LAND SURVEYOR FOR THE ENGINEERING, ARCHITECTURAL, AND SURVEYING FIRM OF JAMES A. CLANCY, INC., 801 ASHBURY AVENUE, NATIONAL PARK, NEW JERSEY 08063. THE ENGINEER HAS REVIEWED THE PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE SUBDIVISION ACT.

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**CONTRACTOR'S RESPONSIBILITY:**

THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS AND LOCATIONS OF ALL UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**NOTES:**

1. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



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

**COUNTY PLAN:  
SP-14-1-19**

520 Broadway

**PROJECT NAME**

Gloucester City

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

PLATE:

31

       PRELIMINARY PLAN

BLOCK:

123

       OTHER

LOT (s):

23-28,32-37 and  
38.02

**NAME:** 520 Broadway Partners, LLC

**ADDRESS:** 120 Pennsylvania Ave.

**CITY:** Malvern

**STATE:** Pa

**ZIP:** 19355

**SITE ABUTS COUNTY HIGHWAY:** Broadway Cr. 551

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

**GENERAL**

The applicant is seeking approval for the construction of a 6,104 sq. ft. single story addition to an existing building. Building addition is an increase of about 3,440 sq. ft. of impervious coverage.

A new stormwater structure is proposed.

**The following documents have been reviewed:**

1. Site plan entitled "522 Broadway" prepared by H.C.E. and S. LLC. Engineering; dated July 2, 2018
2. Stormwater Management Report for "522 Broadway", prepared by James A. Clancy; dated September 2018
3. Land Title Survey for "522 Broadway" prepared by H.C.E. and S. LLC. Engineering; dated July 2, 2018.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Broadway (CR 551) has a proposed right-of-way of 66 feet, with an existing right-of-way of 66 feet. The applicant is not required to provide additional right-of-way.

**SITE PLAN**

1. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way.
2. In accordance with 3.3.1.1 common driveways to limit the number of conflicts along a County Road shall be encouraged or required as determined by the CE.

Both the Survey and Site Plan do not accurately portray the number of depressed curbs along the property frontage. Portions of Lot 32-34 contain a depressed curb along the property frontage that should be reflected on the Survey and Site Plan sheets. Furthermore, the depressed curb located just south of the main entrance that is locate between the two utilities poles seems to no longer serve a function is required to be removed and replaced with a standard County Curb.

Our office concurs with the municipal engineer that they applicant should be prepared to testify about the use and intent of Lots 23 and 24 and the need for a depressed curb in this location. there are several depressed curbs on the property that are not being used as driveways and it is required that they are replaced with standard County Curb.

The driveway apron on lots 35 and 36 is required to be replaced as it is in disrepair. Please include Detail 6 Standard Concrete Driveway and Concrete Apron and refer to regulations 3.3.1.10 D and 3.3.1.10.E for driveway radius and distance requirements.

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.

The existing portions of the sidewalk that are asphalt shall be replaced with concrete using, Detail 5 County Standard Concrete Sidewalk.

4. 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. The applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement area.

5. Site Plans Must Conform with the Following Standards:  
3.3 Site Plan

- 3.3.1.1 Marginal Access Roads, Service Road, and Common Driveways  
*(Plan Does Not Conform)*
- 3.3.1.9 Spacing of New Driveways *(Plan Conforms/Plan Does Not Conform)*
- 3.3.1.10 Access Geometry and Driveway Intersection Design  
*(Plan Conforms/Plan Does Not Conform)*
- 3.3.1.10.A Angle of Intersection *(Plan Conforms/Plan Does Not Conform)*
- 3.3.1.10.D Corner Radii / Curb Return Radii / Driveway Aprons  
*(Plan Does Not Conform)*
- 3.3.1.10.E Driveway and Apron Material *(Plan Does Not Conform)*
- 3.4.13 Sidewalks *(Plan Does Not Conform)*

## STORMWATER MANAGEMENT NJAC 7:8

1. The stormwater Management Report submitted by the applicant dated September 2018 should be revised as follows:
  - a. The report should clearly document if the proposed improvements meet the definition of “major development” under NJAC 7:8.
  - b. The stormwater report should document the change to the peak rate of runoff between the pre and post drainage sheds to Broadway CR 551 as a result of the proposed improvements.
  - c. The stormwater report must be revised to include in situ permeability tests in accordance with the NJDEP Best Management Practices Manual, Appendix E.
2. The proposed improvements will result in an increase in impervious coverage. Our office concurs with the municipal engineer in that the proposed development will result in an increase in peak rate of stormwater runoff leaving the site. The applicant has proposed to construct a stormwater recharge trench along the edge of the proposed parking area at the southern end of the site. The applicant should be prepared to testify about the result of the analysis of the soil logs and in situ percolation testing in the area of the proposed infiltration trench area.
3. 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.
4. 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.
5. In accordance with Section 3.5.1.A, all storm inlets adjacent to properties under development must meet stormwater regulations. The plans should be revised to provide a Bicycle safe grate at the Type “A” inlet along the property frontage.

## DETAILS

6. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
7. A County curb detail is needed. All curbing constructed within the County right-of-way shall be 9" wide at the base x 18" deep gray concrete with a 1" batter in the 8" wide top
8. 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.
9. All curbing shall be constructed 23 feet from the legal centerline.
10. Depressed curbing shall be installed at all driveways on County roads.
11. The following County standard details are required for improvements in the County right-of-way:
  1. Standard 8"X9"X18" Concrete Vertical Curb
  2. Standard Depressed Concrete Curb
  3. Standard Concrete Driveway and Concrete Apron
  4. Curb Inlet with Bicycle Safe Grate
  5. Curb Face Form 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.

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



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

2/20/19  
DATE

Cc: Applicant: Peter Kilty [pkilty@ekahndevelopment.com](mailto:pkilty@ekahndevelopment.com)  
Applicant Attorney: Leonard Rossetti [rossetti@shermansilverstein.com](mailto:rossetti@shermansilverstein.com)  
Applicant Engineer: James Clancy [clancyassoc@comcast.net](mailto:clancyassoc@comcast.net)  
Municipal Planning Board Secretary: Lois Riding [lois@cityofgloucester.org](mailto:lois@cityofgloucester.org)  
Municipal Review Engineer: Winckowski, Jim [JWinckowski@cmeusa1.com](mailto:JWinckowski@cmeusa1.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: 520 BROADWAY - GLOUCESTER PLUMBING SUPPLY

Project Address (if applicable) & Municipality: 520 BROADWAY, GLOUCESTER CITY NJ

Abuts County Road: BROADWAY County Route No.: 551

### 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): 31

Existing Zoning: R.C 3S

Block(s): 123

Variance(s) Required: NONE

Lot(s): 23- 28, 32- 37, 38, 02

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: 520 BROADWAY PARTNERS LLC Phone: 484-473-3320 Fax: \_\_\_\_\_  
 Address: 120 PENNSYLVANIA AVE Town & State: MAUREN PA  
 Email: PKIMY@EKAMNDEVELOPMENT.COM Zip.: 19355

Attorney: LEN ROSETTI - SHERMAN SHERMAN & SILVERSTEIN Phone: 856-661-2098 Fax: \_\_\_\_\_  
 Address: 308 HADDER DRIVE ST. 200 Town & State: MOORESTOWN NJ  
 Email: LROSETTI@SHERMANSSILVERSTEIN.COM Zip.: 08057

Engineer: HCE'S (JIM CIANCY) Phone: 856-853-7306 Fax: 856-853  
 Address: 601 ASBERY AVE Town & State: NATIONAL PARK NJ  
 Email: CIANCYASSOC@COMCAST.NET Zip.: 08063

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

- | Residential                                    | Commercial   | Industrial                                     |
|--|--|--|
| <input type="radio"/> Single Family Detached   | <input checked="" type="radio"/> Retail              | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes               | <input checked="" 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 CURRENT PLUMBING + SUPPLY WAREHOUSE WILL GET A +/- 5,500 SF WAREHOUSE ADDED IN PLACE OF SOME OF THE EXISTING PARKING LOT. (2) NEW LOADING DOCKS WILL BE RECESSED + CUT INTO THE EXISTING WAREHOUSE. WATER - RUNOFF MANAGEMENT WILL BE ADDED PER THE PLANS.

Increase in Impervious Coverage?:  YES / NO Total Increase or Decrease: .08 AC ≈ 3,440 SF +/-  
 Total Amount of Land Disturbed: 24,961 SF ≈ 0.573 AC +/-  
 Total Gross SF of all Buildings/ Development: 19,753 SF  
 Total New Residential Units: —  
 Total New Jobs Created: NONE

# 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): GROSS LAND AREA OF TRACTS 1 & 2 IS 66,236 SF (1.521 AC)

Portion to be Subdivided: NO SUB DIVISIONS APPLICABLE

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

Title of Municipal Official: ADRIANNE PARSONS - PLANNING + ZONING BOARD SECRETARY

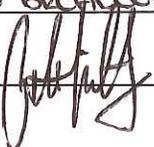
Authorized Municipal Signature:  Date: 1/16/19

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

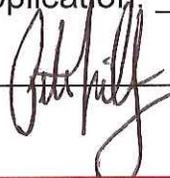
Phone Number: 856-456-0205

## Signatures Required:

Name of Applicant: 520 BROADWAY PARTNERS LLC (PETER KILLY, OWNER/MEMBER)

Signature of Applicant:  Date: 1/15/2019

Agent Completing Application: PETER KILLY, OWNER/MEMBER

Signature of Agent:  Date: 1/15/2019

### 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: 520 BROADWAY PARTNERS LLC

Is the Company a Corporation? YES /  NO

If yes, what State is the Corporation incorporated in? ~~PENNSYLVANIA~~ NO

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
<u>PETER KILLY 25%</u>	<u>120 PENNSYLVANIA AVE MALVERN PA</u>	<u>MEMBER / OWNER</u>
<u>Eli KAHN 75%</u>	<u>120 PENNSYLVANIA AVE MALVERN PA</u>	<u>MEMBER / OWNER</u>

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

X		<u>MEMBER</u>
	<i>Signature of Owner &amp; Title</i>	<u>1/15/2019</u>
	<i>Date</i>	
X		
	<i>Signature of Owner &amp; Title</i>	
		<i>Date</i>

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Southwinds at Gloucester LLC</b>
	Plan:	MJ-15-1-19/ SP-15-1-19
	Municipality:	Gloucester Twp.
	Applicant:	Southwinds at Gloucester LLC
	Abuts County Route:	Erial Rd. Cr. 706

The applicant is seeking approval for the subdivision of existing Block 10801, Lot 10 and Block 10899, Lots 1-3 totaling 56.52 acres into 161 lots to construct the following:

1.220 Multi family units

- a. Five (5) buildings of twenty eight (28) units at 2 stories = 140 units
- b. Two (2) buildings of sixteen (16) units a 2 stories = 32 units
- c. four (4) buildings of twelve (12) units at 2 stories = 48 units

2. 158 town homes

3. 100 apartment units

**Totaling 478 housing units.**

Construction is proposed along State Route 168 and Cr. 706 Erial Rd., only 220 units will have direct access to CR. 706 through two (2) full access un-signalized driveways. The other housing units do not connect to Cr. 706.

Site Plans include roadway improvement plans for Cr. 706 Erial Rd.. that include stormwater and



**Project Name**

South Winds at Gloucester

**Block**

10801,  
10899

**Lot**

10, 1-3

**Town**

Gloucester Twp



0 75 150 300  
Feet

camden county  
Making It Better, Together.





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

**COUNTY PLAN:  
SP-15-1-19/  
MJ-15-1-19**

Southwinds at Gloucester Twp.  
**PROJECT NAME**

Gloucester Township  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

<input checked="" type="checkbox"/> SITE PLAN	PLATE: <u>108</u>	_____
<input type="checkbox"/> PRELIMINARY PLAN	BLOCK: <u>10801; 10899</u>	
<input type="checkbox"/> OTHER	LOT (s): <u>10; 1-3</u>	

**NAME:** Southwinds at Gloucester Twp.

**ADDRESS:** Erial Road

**CITY:** Blackwood    **STATE:** NJ    **ZIP:** 08012

**SITE ABUTS COUNTY HIGHWAY:** Blenheim-Erial-New Brooklyn Road (C.R. 706)

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

**GENERAL**

The applicant seeks approval to construct the following on 56.2 acres of land fronting on the eastern side of the Black Horse Pike (N.J.S.H. Route 168) and the southwestern frontage of Blenheim-Erial-New Brooklyn Road (C.R. 706):

- (a) 221 multi-family garden apartments in 17 separate 3-4 story structures each containing 12-14 units, accessed from Blenheim-Erial-New Brooklyn Road C.R. 706;
- (b) 158 townhouses accessed from the Black Horse Pike NJSH 168; and
- (c) 100-unit market-rate apartments, 4-story apartment building with access from the Black Horse Pike NJSH 168.

**The following documents have been reviewed:**

1. Site plans entitled "Southwind Development", sheets 1 - 13B (51 sheets), prepared by Andrew Hogg, P.E., Land Dimensions Engineering; dated November 2017 and revised to September 24, 2018.
2. County Road Improvement Plans entitled "Southwind Development", sheets C.C.1 - C.C.-9, prepared by Andrew Hogg, P.E., Land Dimensions Engineering; dated October 2018.
3. Hydrological Report for "Southwinds at Gloucester, LLC", prepared by Andrew Hogg, P.E., Land Dimensions Engineering; dated June 11, 2018 and revised to October 22, 2018.
4. Traffic Impact Study for "Southwind Development", prepared by David H. Horner, PTOE, Horner & Canter Associates, dated May 24, 2018. Supplemental letter for Trip Generation Comparison dated October 8, 2018.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Blenheim-Erial-New Brooklyn Road (C.R. 706) 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 additional right-of-way in the amount of 12.5ft, through a roadway easement to widen Blenheim-Erial-New Brooklyn Road (C.R. 706) from the centerline along the applicant's frontage.
  - a. A separate easement plan sheet should be provided that depicts the roadway easement dedicated to Camden County.
  - b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
  - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.
2. Proposed sight triangle easements are shown at the proposed driveways on Blenheim-Erial-New Brooklyn Road (C.R. 706). The site plans should be revised to show the metes and bounds of the sight triangle easement.
3. Portions of a proposed five-foot (5') sidewalk along the property frontage are shown within the right-of-way of Blenheim-Erial-New Brooklyn Road (C.R. 706) and within the private property. The County Road Improvement Plans call out a sidewalk easement.
  - a. The property owner will be responsible for maintenance of the curb and sidewalk along the property frontage regardless of location of right-of-way boundary.
  - b. The applicant should clarify to whom the proposed sidewalk easement will be dedicated.
  - c. The applicant's professionals should review the location of the roadway easement and sidewalk easement. It may be advisable to provide additional right-of-way dedicated to Camden County rather than two easements in order to avoid confusion in the future.

- d. The separate easement plan to be provided should also depict the sidewalk easement.

## **ROADWAY IMPROVEMENT PLANS**

1. Roadway Improvement Plans showing all improvements in the County right-of-way at a larger scale as required for County review and showing all existing and proposed improvements, spot elevations and utilities have been provided.
2. The right-of-way for Blenheim-Erial-New Brooklyn Road (C.R. 706) should be clearly delineated and labeled on the plans.
3. A dimension or reference point for the start point of the stationing at 0+00 should be provided on the plans.
4. The top of curb elevation should be provided for all type 'B' inlets.
5. Concrete curb and gutter should be provided along Blenheim-Erial-New Brooklyn Road (C.R. 706) where the gutter slope is less than 0.5%.
6. The Roadway Improvement Plans should indicate the proposed sight triangle easement mentioned for the Site Plans and any other easements required.
7. A typical detail or details between stations for the proposed road widening should be provided on the plans.
8. The Roadway Improvement Plans should be revised to include a Striping and Signing Plan. As a condition of Planning Board approval, all county roadway striping should be refreshed where surface mill and overlay is not required under the County road opening permit.
9. The Roadway Profiles Sheets CC-6 through CC-8 should be revised to include all proposed utility locations.
10. The Roadway Profiles and grading plan sheets should be revised to show the full roadway width where the proposed sanitary system is located in the center of the roadway.
11. The proposed curb should maintain a straight road alignment.
  - a. The curb should be revised between station 1+00 and Station 2+00.
  - b. The curb should be revised between Station 11+50 and 12+00.
  - c. The curb should be revised between Station 15+75 and 16+25.
  - d. The curb taper and traffic control signage between Station 20+75 and Station 22+50 should be revised to conform MUTCD and ASSHTO.

## **UTILITES**

1. The applicant is proposing to relocate 15 utility poles along the property frontage of

Blenheim-Erial-New Brooklyn Road (C.R. 706). The relocation of the all utility poles by Atlantic City Electric will be the responsibility of the developer. As a condition of Camden County approval, all utility poles must be relocated prior to the installation of County curb and prior to the widening of the roadway.

2. The applicant is proposing a new sanitary sewer line down the center of the Blenheim-Erial-New Brooklyn Road (C.R. 706) between Station 0+50 and 22+50. The following is noted:

- a. The profile sheets CC-4 through CC-6 should be revised to include the proposed sanitary sewer main.
- b. The plans should note is the sanitary sewer connects to an existing sanitary manhole at Station 22+50. The County Road Improvement Plans should include all sanitary sewer required to be constructed to connect to an existing sanitary sewer system.
- c. The roadway profile on Sheet CC-6 should be extended to Station 22+50 or as far as necessary to connect to an existing sanitary sewer system.
- d. The Road Improvement Plans should include all roadway restoration in conformance with Camden County permits. Per County road opening permits, the plans should be revised to include 2" mill and overlay from curb to curb for the length of the sanitary sewer installation in the center of the roadway, and center joint to curb where the sanitary sewer is to one side of the center of the roadway.
- e. The County Road Improvement plans should be revised to include sanitary sewer details in conformance with the Gloucester Township Municipal Utility Authority (GTMUA).
- f. The applicant must provide all approvals from GTMUA, CCMUA and NJDEP prior to the start of construction.

3. The applicant is proposing a new water main on the south side of Blenheim-Erial-New Brooklyn Road (C.R. 706) between Station 16+80 and Station 22+50. The following is noted:

- a. The roadway profile on Sheet CC-6 should be extended to Station 22+50.
- b. The County Road Improvement plans should be revised to include potable water details in conformance with Aqua New Jersey.
- c. The applicant must provide all approvals from Aqua new jersey and NJDEP prior to the start of construction.

## **TRAFFIC REVIEW**

1. It is our opinion that the Traffic Impact Study was prepared in a professional manner following the generally accepted practice for traffic impact analyses. The following intersections were analyzed:

- a. Erial Road/Almonesson Road (C.R. 706) & Black Horse Pike (NJSH Rt 168)
- b. Erial Road/Almonesson Road (C.R. 706) & Site Driveways
- c. Black Horse Pike (NJSH Rt 168) & Site Driveways

2. The proposed application consists of three (3) separate residential components, each with its own access to either Black Horse Pike (NJSH Rt 168) or Erial Road/ Almonesson Road (C.R.

706). The residential components are as follows:

- a. 158 townhouse units, with access to Black Horse Pike (NJSH Rt 168)
  - b. 100 apartments, with access to Black Horse Pike (NJSH Rt 168)
  - c. 221 apartments, with access to Erial Road/Almonesson Road (C.R. 706) at two (2) locations
3. Access to Erial Road/Almonesson Road (C.R. 706) is proposed via two (2) full movement driveways.
  4. A Maintenance and Protection of Traffic Plan should be provided for all work performed within the County right-of-way in accordance with Section 2.2.6.
  5. A Striping and Signing Plan should be provided to indicate all proposed traffic signs and traffic markings within the County right-of-way in accordance with Section 2.2.7.
  6. The proposed 221 apartments are expected to generate a total of 101 and 120 new vehicle trips in the AM and PM peak hours, respectively. The owner or applicant's professionals should be prepared to present the traffic impact to Erial Road/Almonesson Road (C.R. 706) from the proposed site in support of the calculated numbers provided. The applicant should confirm that anticipated queuing distances at the proposed full movement driveways will not impact flow along Erial Road/Almonesson Road (C.R. 706).
  7. The applicant's traffic engineer concludes that under 2023 Build Conditions most movements will operate at LOS D or better with the exception being the Erial Road approach in the AM peak hour and the Almonesson Road approach in the PM peak hour. Under Build Conditions, the operations will worsen somewhat with the addition of site-generated traffic with delay increasing from 56.3 to 67.5 seconds in the AM and from 52.6 to 63.8 seconds in the PM.
  8. The Traffic Impact Study indicates that a separate left-turn lane for inbound traffic will not be warranted at either of the proposed accesses along Erial Road based upon criteria as outlined in *Highway Research Record No. 211* and that the left turn movements will operate with LOS A during the Build Conditions. The owner or applicant's professional should provide testimony in support of this statement.
  9. The Traffic Impact Study concludes that in terms of both Level of Service (LOS) and traffic volumes, that the development will have no significant impact on the study area and that the site access driveways will operate at acceptable LOS D or better during both the AM and PM peak periods. The owner or applicant's professionals should be prepared to present the traffic impact to Erial Road/Almonesson Road (C.R. 706) from the proposed site in support of this statement.
  10. 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 as determined to be necessary by the County Engineer. Sight triangle easements should be in accordance with AASHTO standards and be shown on the plans. The applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes there required easement area.

## SUBDIVISION

1. The applicant is proposing two (2) driveways with full movement in and out onto Blenheim-Erial-New Brooklyn Road (C.R. 706).
2. The centerline of the westernmost proposed driveway is approximately one thousand six hundred feet (1,600') east of the centerline of the intersection of county road with Black Horse Pike (NJSH Rt 168). The second driveway is approximately eight hundred forty feet (840') east of the first driveway.
3. In accordance with Section 3.3.1.9, no portion of the driveways shall be located within ten (10) feet of a side property line. The plans comply.
4. The angle of the center line of the proposed driveways is ninety degrees (90°) to Blenheim-Erial-New Brooklyn Road in conformance with Section 3.3.1.10A.
5. In accordance with Section 3.3.1.10.C, the minimum width of a driveway for multi-family residential use is twenty four feet (24'). The plans comply.
6. The plans should be revised to provide concrete driveway aprons for a distance of twenty five feet (25') from the edge of the proposed roadway pavement in accordance with Section 3.3.1.10.E.
7. The plans should clearly show the location of the ADA ramps at the driveways. The ADA ramp detail should indicate truncated domes.
8. 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.
9. Trench repairs must be shown for the sanitary sewer and water main connections on Blenheim-Erial-New Brooklyn Road. The size and material of the water main proposed for the County road must be indicated on the plans.

## STORMWATER MANAGEMENT NJAC 7:8

1. The applicant must address revisions to the stormwater management analysis as specified in the Bach Associates review letter dated October 5, 2018.
2. The Hydrological Report provides a summary chart documenting that the pre-and post peak rates of runoff for the site comply with the NJAC 7:8 requirements. This must be confirmed after revisions are addressed.
3. 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. Stormwater management systems have been provided to meet the requirements of NJAC 7:8, Stormwater requirements for water quantity and water quality. The applicant's engineer should provide

additional documentation that groundwater recharge can be met, by providing the NJ groundwater recharge spreadsheet. The report states that the site does not meet the minimum required infiltration rate of 1 inch per hour to provide adequate groundwater recharge.

4. The applicant should analyze equivalent pre-development and post development drainage areas in the stormwater management design.
5. The maximum roughness coefficient of 0.4 for light underbrush for woods must be used for the sheet flow calculation for the time of concentration.
6. An overlay of the soil type should be provided on the drainage area maps.
7. The porous pavement design assumes a 40% void ratio in the stone. A note should be added to the plans requiring the stone supplier to certify that the 40% void ratio is provided.
8. The applicant should assume the porous pavement is clogged in the analysis. This would result in a curve number of 98 for impervious surface to be used and not a curve number of 65.
9. A Low Impact Development Checklist should be provided within the report.
10. 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.
11. 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.

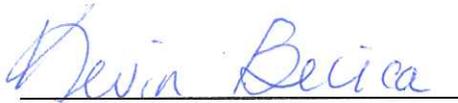
## **DETAILS**

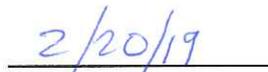
1. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
  - a. Trench restoration detail should be provided
  - b. Monolithic curb and gutter detail

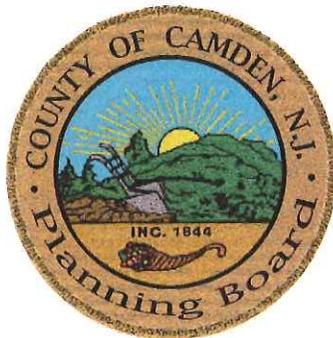
## **ADMINISTRATIVE**

2. 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.
3. 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.

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

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

  
\_\_\_\_\_  
DATE



Cc: Applicant: Southwind at Gloucester LLC – [Jeremy@buildwithinreach.com](mailto:Jeremy@buildwithinreach.com) (fax: 201-308-5525)  
Applicant Attorney: Robert Mintz, Esq. -  
Applicant Engineer: Andrew Hogg, P.E. – fax: 856-307-7805  
Municipal Planning Board Secretary: Ken Lechner, P.P. – [klechner@glotwp.com](mailto:klechner@glotwp.com)  
Municipal Review Engineer: Steven M. Bach, P.E. – fax: 856-546-8612

# 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:

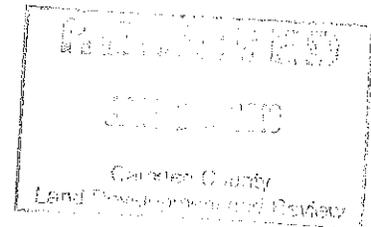
Project Name: Southwinds at Gloucester LLC (formerly Southwinds Development LLC)

Project Address (if applicable) & Municipality: 553-555 N. Black Horse Pike/86 Erial Road

Abuts County Road: Erial Road County Route No.: 706

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

- New Site Plan - Amended
- 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: M-RD

Block(s): 10801 10899

Variance(s) Required: Bulk C

Lot(s): 10 1, 2 and 3

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 15-1-19

MS 15-1-19

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Southwinds at Gloucester LLC Phone: 201-408-5546 Fax: 201-308-5535  
 Address: 15 Engle Street, Suite 104 Town & State: Englewood, New Jersey  
 Email: \_\_\_\_\_ Zip.: 07631

Attorney: Robert D. Mintz - Freeman & Mintz, PA Phone: 856-795-1234 Fax: 856-795-4620  
 Address: 34 Tanner Street Town & State: Haddonfield, New Jersey  
 Email: bob@freemanandmintzpa.com Zip.: 08033  
Lawrence DiVietro and Andrew Hogg

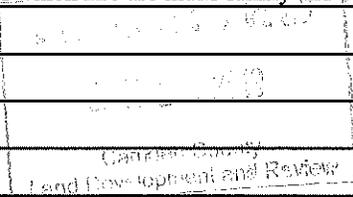
Engineer: Land Dimensions Engineering Phone: 856-307-7800 Fax: 856-307-7805  
 Address: 3 East High Street Town & State: Glassboro, New Jersey  
 Email: larry@landdimensions.com Zip.: 08028

**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 checked="" 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: 478 residential unit development plus Lot 10, of which 220 are multi-family and 158 townhomes; Lot 10 containing 100 additional apartment units.



Increase in Impervious Coverage?  YES / NO Total  Increase or Decrease: 16.36 acres

Total Amount of Land Disturbed: 34.95 acres

Total Gross SF of all Buildings/ Development: 6.8 Acres

Total New Residential Units: 378 + Lot 10 containing 100 additional apartment units.

Total New Jobs Created: \_\_\_\_\_

SP-15-1-19

MS-15-1-19

# 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? 160 +

Size of Existing Lot(s): \_\_\_\_\_  
\_\_\_\_\_

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

## Municipal Use:

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

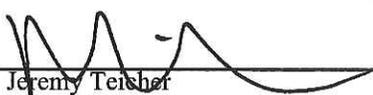
Authorized Municipal Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

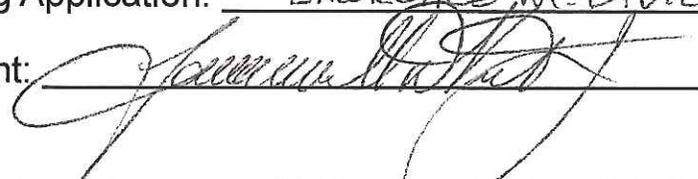
Phone Number: \_\_\_\_\_

## Signatures Required:

Name of Applicant: SOUTHWINDS AT GLOUCESTER LLC

Signature of Applicant:  Date: 11/1/18  
Jeremy Teisher

Agent Completing Application: LAWRENCE M. D. VIETRO

Signature of Agent:  Date: 12-19-18

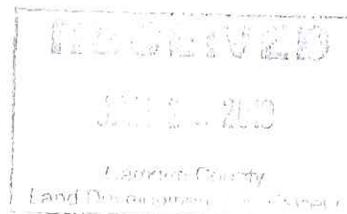
### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-15-1-19  
MS-15-1-19

### Stamp Date Received Below



# CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

## Company/ Organization Information

Name of Company/Organization: SOUTHWINDS AT GLOUCESTER LLC

Is the Company a Corporation? ~~YES~~ / NO

If yes, what State is the Corporation incorporated in? \_\_\_\_\_

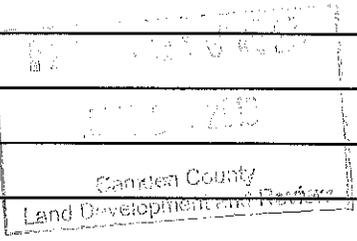
Is the Company a Partnership? ~~YES~~ / NO

Is Company an Individual Owner? ~~YES~~ / NO

Is Company an LLC? YES

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
Howard Moher (60%)	464 Elkwood Terrace, Englewood, New Jersey 07631	Member
Jeremy Teicher (40%)	10 Pilgrim Court, Tenafly, New Jersey 07670	Member



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

X   
Signature of Owner & Title

4/1/18  
Date

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

\_\_\_\_\_  
Date

SP-15-1-19

MS-15-1-19

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Commercial Development Oak Ave.</b>
	Plan:	SP-21-1-18
	Municipality:	Lawnside
	Applicant:	Vineland Construction Co.
	Abuts County Route:	Oak (Cr. 667)

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 tat will include future residential, mixed use, and flex pace.



New Jersey Turnpike

Grant Ave

506  
1

E Oak Ave

506  
2

Everett Ave

Melrose Ave

Redding Ave

Oak Ave

Center Ave

Project Name

Commercial Development of Oak Ave

Block

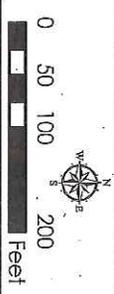
506

Lot

1 & 2

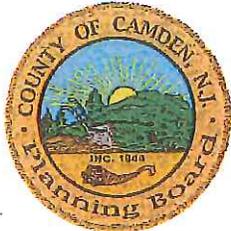
Town

Lawnside



camden county  
-Making It Better Together-





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

**COUNTY PLAN:  
SP-21-1-18**

Lawnside Retail Site  
**PROJECT NAME**

Borough of Lawnside  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

PLATE: 5

PRELIMINARY PLAN

BLOCK: 506

OTHER

LOT (s): 1 & 2

**NAME:** Lawnside Retail Site

**ADDRESS:** 401 East Oak Avenue & Grant Avenue

**CITY:** Lawnside    **STATE:** NJ    **ZIP:** 08045

**SITE ABUTS COUNTY HIGHWAY:** East Oak Avenue (C.R. 667)

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

**GENERAL**

The applicant seeks approval to construct two (2) 9,800 square foot retail buildings on a 4.46-acre parcel. This proposal is Phase I of the Oak Avenue redevelopment project that will include future residential, mixed-use, and flex space.

**The following documents have been reviewed:**

1. Site plans entitled "Lawnside Retail Site", sheets 1-13 of 13, prepared by Taylor Wiseman & Taylor, dated June 13, 2018.
2. Survey plan entitled "Plan of Survey & Topography", sheet 1 of 1, prepared by Taylor Wiseman & Taylor, dated June 5, 2018.
3. Stormwater Management Report for "Lawnside Retail Site", prepared by Taylor Wiseman & Taylor, dated June 1, 2018.
4. Traffic Impact Study for "Lawnside Transit Village (Oak Avenue Redevelopment)", prepared by Langan Engineering and Environmental Services, Inc., dated January 11, 2018, revised April 17, 2018.

**RIGHT OF WAY**

1. East Oak Avenue (C.R. 667) has a variable existing right-of-way, measuring sixty feet (60') at the location of this development. The applicant is not required to provide additional right-of-way through a roadway easement to widen East Oak Avenue from the centerline along the applicant's frontage.
2. Additional right-of-way is required at the intersection of Grant Avenue and east Oak Avenue in order to ensure the proposed turning lane is not located on private property
  - a. The site plan should be revised to indicate the roadway easement dedicated to the municipality and Camden County.
  - b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
  - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.
3. A sight triangle easement must be provided at the proposed driveway on East Oak Avenue (C.R. 667). The Site Plan, sheet 2, should be revised to show the metes and bounds of the sight triangle easement.

**UTILITIES**

1. There are proposed improvements within the County right-of-way to the storm sewer, sanitary sewer and water systems with this development.
2. The trench repair should be indicated for the water main connection on East Oak Avenue.

3. A detail should be provided for Storm Manhole #1, which is to be constructed over the existing 24" RCP.

## SITE PLAN

1. The applicant is proposing a driveway with full movement in and out onto East Oak Avenue (C.R. 667) at the southern side of the property.
2. The centerline of the proposed driveway is three hundred feet (300') east of the centerline of the intersection of East Oak Avenue (C.R. 667) with Grant Avenue.
3. In accordance with Section 3.3.1.9, no portion of the driveway shall be located within ten (10) feet of a side property line. The plan complies.
4. The angle of the center line of the proposed driveway is ninety degrees (90°) to East Oak Avenue in conformance with Section 3.3.1.10.A.
5. The proposed twenty-four foot (24') wide driveway width is in conformance with 3.3.1.10.C.
6. The Site Plan, Sheet 2, should be revised to provide a concrete driveway apron for a distance of twenty-five feet (25') from the edge of the roadway pavement in accordance with Section 3.3.1.10.E.
7. The existing bituminous curb along East Oak Avenue (C.R. 667) should be replaced with concrete vertical curb along the property limits.
8. Improvements are proposed at the intersection of East Oak Avenue (C.R. 667) and Grant Avenue.
  - a. Our office recommends that the proposed island be enlarged to maintain the existing curb radius adjacent to grant Avenue.
  - b. This area should be detailed at a larger scale with a roadway profile and grading provided.
  - c. The larger scale plans should include any revisions to the municipal or County right-of-way at this location.
9. The plan set should be revised to include a County Improvement Plan showing all improvements in the County right-of-way at a larger scale as required for County review and showing all existing and proposed improvements, spot elevations and utilities.
10. The handicap ramps and sidewalks 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.

- a. Additional information should be provided on the Site Plan including spot grades throughout demonstrating that the curb ramps and sidewalks are in compliance with ADA standards within the Public Right-of-way.
- b. Sidewalk and handicap ramps should be extended to the opposite side of Everett Avenue and the opposite side of Grant Avenue.

### **STORMWATER MANAGEMENT NJAC 7:8**

1. The applicant must address revisions to the stormwater management analysis as specified in the RVE review letter dated July 5, 2018.
2. The stormwater report provides a summary chart documenting that the pre- and post peak rates of runoff for the site comply with the NJAC 7:8 requirements. This must be confirmed after revisions are addressed.
3. Profiles of the drainage system should be provided for review.
4. 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.
5. 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 details are required for improvements in the County right-of-way:
  - a. Detail 1, County Curb,
  - b. Detail 6, Concrete Driveway Apron,
  - c. Roadway Restoration detail,
  - d. Any other details as required for construction.

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

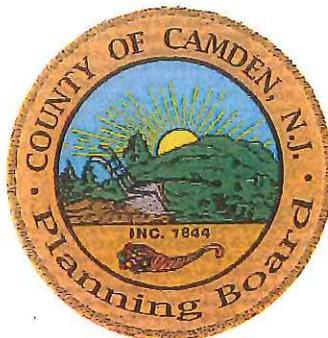
improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.

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.

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

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

  
\_\_\_\_\_  
DATE



Cc: Applicant: [timithoy.france@vinelandconstruction.com](mailto:timithoy.france@vinelandconstruction.com)  
Applicant Attorney: Steve J. Tripp, Esq - [stripp@wilentz.com](mailto:stripp@wilentz.com)  
Applicant Engineer: Edward P. Brady, P.E. - [brady@taylorwiseman.com](mailto:brady@taylorwiseman.com)  
Municipal Planning Board Secretary: Angela Miller - 856-546-3232  
Municipal Review Engineer: Timothy Staszewski, P.E. - [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:

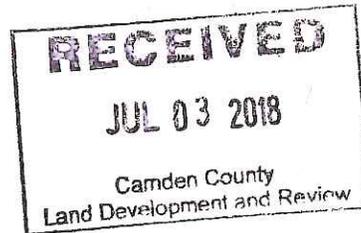
Project Name: Lawnside Retail Site

Project Address (if applicable) & Municipality: 401 E. Oak Avenue & Grant Avenue/Borough of Lawnside

Abuts County Road: East Oak Avenue 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): 5

Block(s): 506

Lot(s): 1 & 2

Existing Zoning: Redevelopment Plan - Area 1

Variance(s) Required: Parking to allow 60 spaces where 98 is required.

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-21-1-18

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Vineland Construction Co. Phone: (856) 794-4706 Fax: (856) 794-4721  
 Address: 228 W. Landis Ave., Suite 300, P.O. Box 1517 Town & State: Vineland, New Jersey  
 Email: timothy.france@vinelandconstruction.com Zip.: 08362

Attorney: Steven J. Tripp, Esq. Phone: (732) 855-6076 Fax: (732) 726-6524  
 Address: 90 Woodbridge Center Drive, Suite 900 Town & State: Woodbridge, New Jersey  
 Email: stripp@wilentz.com Zip.: 07095

Engineer: Edward P. Brady, P.E. Phone: (856) 235-7200 Fax: (856) 722-9250  
 Address: 124 Gaither Drive, Suite 150 Town & State: Mount Laurel, New Jersey  
 Email: brady@taylorwiseman.com Zip.: 08054

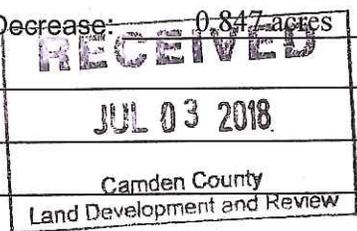
**Proposed Use** (please check all that apply):

- | <u>Residential</u>                             | <u>Commercial</u>   | <u>Industrial</u>                              |
|--|---|--|
| <input type="radio"/> Single Family Detached   | <input checked="" 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 project proposes to demolish the current ±6,000 square foot building and build two (2) 9,800 square foot retail buildings with 60 space asphalt paved parking lot and stormwater management basin.

Increase in Impervious Coverage?:  YES/ NO Total Increase or Decrease: 0.847 acres  
 Total Amount of Land Disturbed: 2.749 acres  
 Total Gross SF of all Buildings/ Development: 19,600 S.F.  
 Total New Residential Units: N/A  
 Total New Jobs Created: N/A



SP-21-1-18

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

Size of Existing Lot(s): Existing Block 506 Lot 1 = 3.06 acres and Block 506 Lot 2 = 1.41 acres to  
be consolidated to Proposed Block 506, Lot 1 = 4.46 acres

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

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

Title of Municipal Official: Acting Municipal Clerk

Authorized Municipal Signature: Margaret Cleyth Date: 7/2/18

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

Phone Number: 800-573-6200

## Signatures Required:

Name of Applicant: Vineland Construction Co. c/o Anne E. Koons, Vice President

Signature of Applicant: Anne E Koons Date: 7/2/18

Agent Completing Application: Taylor Wiseman & Taylor c/o Edward P. Brady, P.E.

Signature of Agent: Edward P Brady Date: 6/29/18

### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-21-1-18

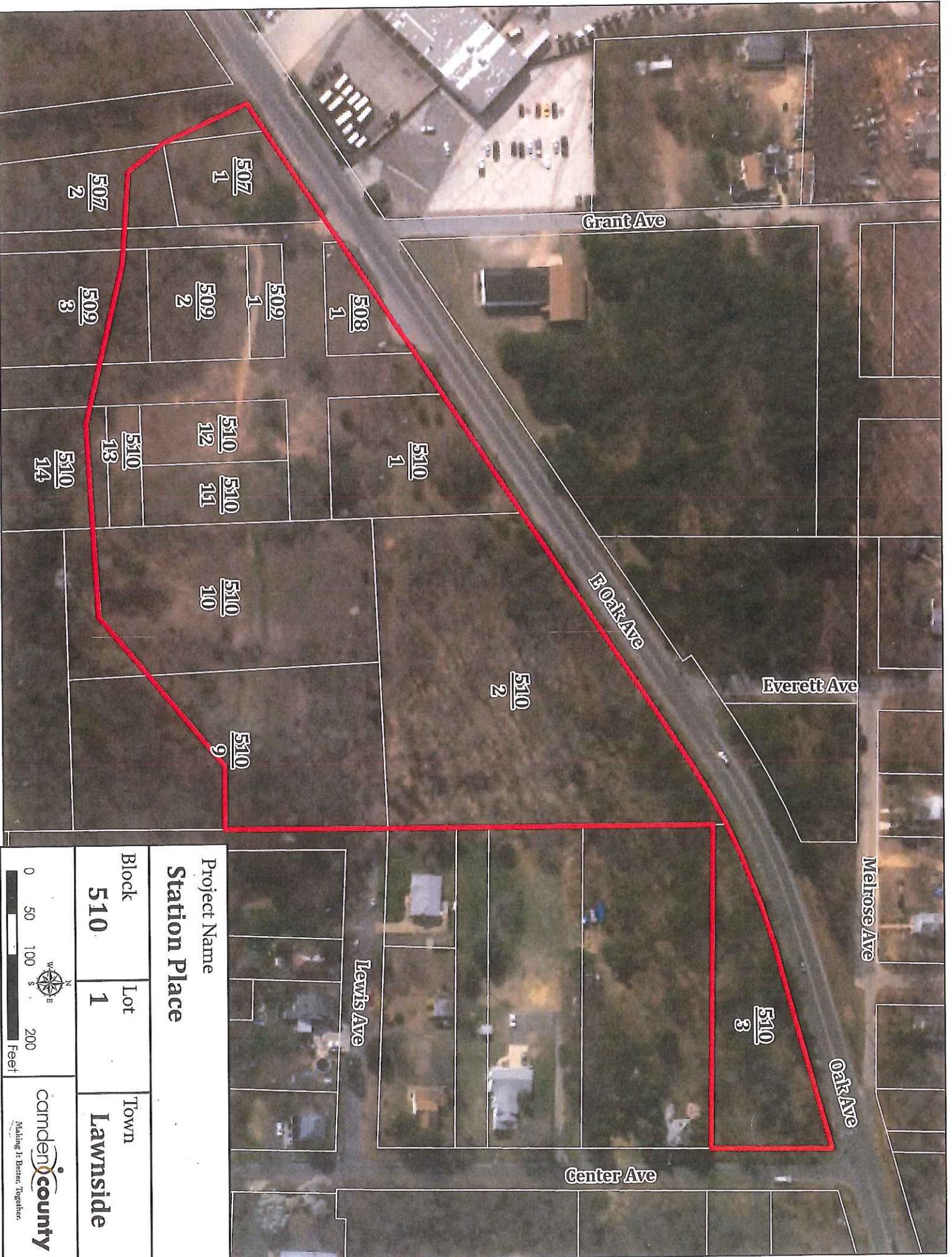
### Stamp Date Received Below

**RECEIVED**  
JUL 03 2018  
Camden County  
Land Development and Review



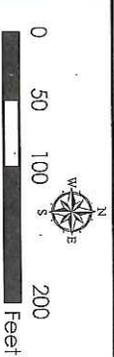
<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Station Place</b>
	Plan:	SP-21-2-18
	Municipality:	Lawnside
	Applicant:	Vineland Construction Co.
	Abuts County Route:	Oak (Cr. 667)

The applicant seeks approval to construct a 144 unit multi-family apartment development, which consists of five (5) apartment buildings with a total first floor area of 45,876 square foot, 3,088 square foot clubhouse and 7,656 square foot of garage area.

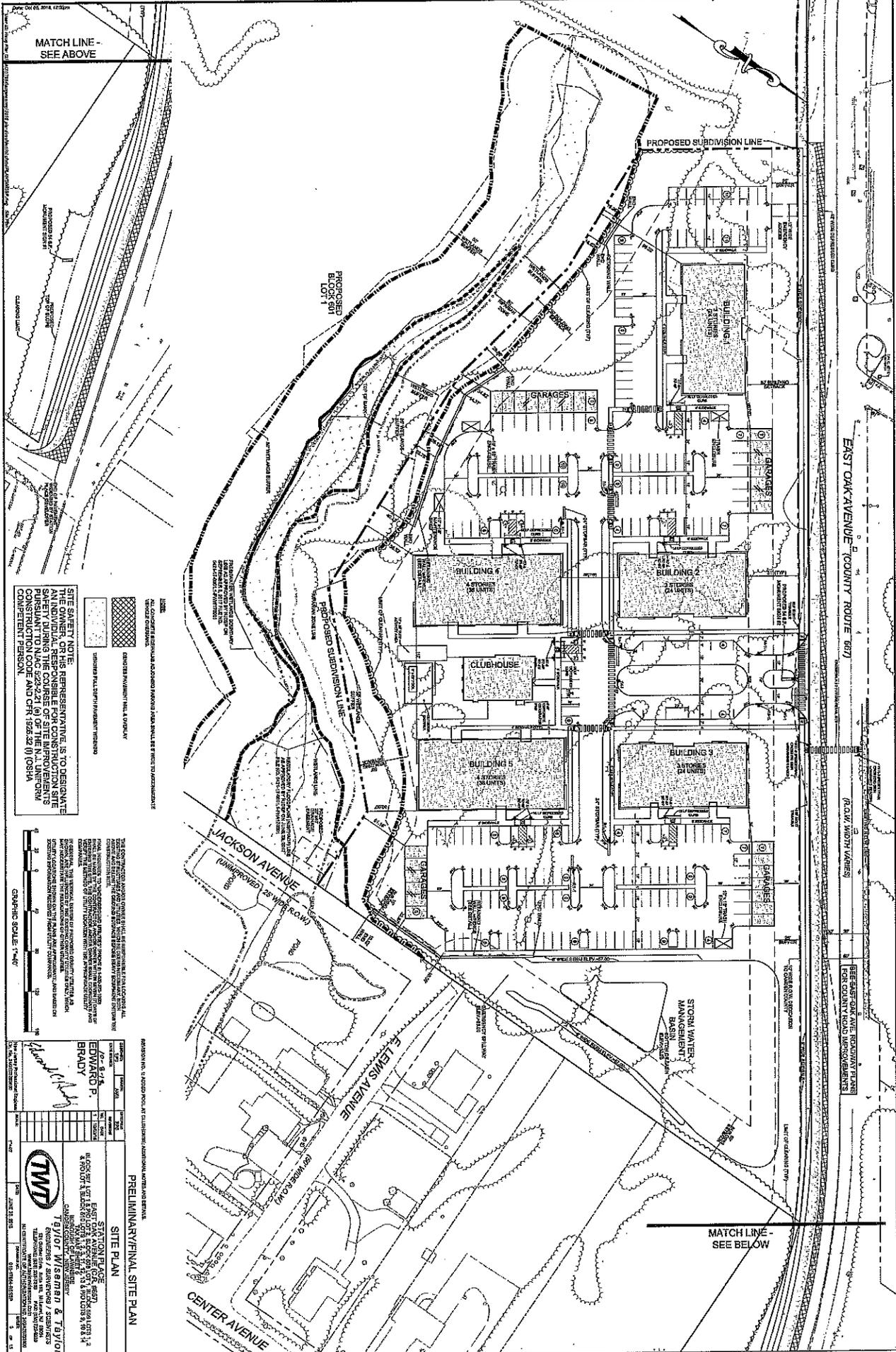


Project Name  
**Station Place**

Block	Lot	Town
<b>510</b>	<b>1</b>	<b>Lawnside</b>



camden  
**county**  
Making It Better Together



**SITE SAFETY NOTES:**  
 THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS. THIS INDIVIDUAL SHALL BE TRAINED IN THE RELEVANT CONSTRUCTION CODE AND CFR 1926.22 (i) OSHA.

**LEGEND:**  
 [Symbol] CONCRETE RETAINING WALL & CONCRETE CURB  
 [Symbol] EXISTING PAVED DRIVEWAY  
 [Symbol] EXISTING PAVED DRIVEWAY

**GRAPHIC SCALE:** 1" = 40'

<p><b>TWPT</b>          TAYLOR WISSEMAN &amp; TAYLOR          1000 W. 10TH AVENUE, SUITE 100          DENVER, CO 80202          PHONE: 303.733.1100          FAX: 303.733.1101          WWW.TWPT.COM</p>	<p><b>PRELIMINARY/FINAL SITE PLAN</b></p> <p>DATE: 06/20/2014          TIME: 12:50PM</p>
--	--

DATE: 06/20/2014 12:50PM



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

**COUNTY PLAN:  
SP-21-2-18**

Station Place  
**PROJECT NAME**

Borough of Lawnside  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X SITE PLAN  
       PRELIMINARY PLAN  
       OTHER

PLATE: 5&6  
BLOCK: 510  
LOT (s): 1

\_\_\_\_\_

**NAME:** Station Place

**ADDRESS:** East Oak Avenue (C.R. 667)

**CITY:** Lawnside    **STATE:** NJ    **ZIP:** 08045

**SITE ABUTS COUNTY HIGHWAY:** East Oak Avenue (C.R. 667)

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

**GENERAL**

The applicant seeks approval to construct a 144 unit multi-family apartment development, which consists of five (5) apartment buildings with a total first floor area of 45,876 square foot, 3,088 square foot clubhouse and 7,656 square foot of garage area.

**The following documents have been reviewed:**

1. Site plans entitled "Station Place", sheets 1-15 of 15, prepared by Taylor Wiseman & Taylor, dated June 20, 2018, revised to October 22, 2018.
2. Survey plan entitled "Survey of Property", sheet 1 of 1, prepared by Taylor Wiseman & Taylor, dated February 17, 2016.
3. Stormwater Management Report for "Station Place", prepared by Taylor Wiseman & Taylor, dated July 23, 2018, revised to September 7, 2018.
4. Roadway Improvement Plans entitled "East Oak Avenue (County Route No. 667)" prepared by Taylor Wiseman & Taylor, dated November 21, 2018.
5. Stormwater Management Report for "County Roadway Widening, East Oak Avenue (C.R. 667)", prepared by Taylor Wiseman & Taylor, dated November 21, 2018.

**RIGHT OF WAY**

1. East Oak Avenue (C.R. 667) has a variable existing right-of-way, measuring sixty feet (60') at the location of this development. The applicant is required to provide ten (10) feet additional right-of-way through a dedication to Camden County to widen East Oak Avenue from the centerline along the applicant's frontage to the intersection of Center Avenue.
  - a. The site plan indicates the right-of-way dedication to Camden County.
  - b. The right-of-way dedication should extend ten feet (10') behind the proposed curb line.
  - c. The metes and bounds description of the roadway dedication prepared by a licensed surveyor in the State of New Jersey should be submitted for review and approval.
  - d. 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. A proposed sight triangle easement is shown at the proposed driveway on East Oak Avenue (C.R. 667). The Site Plan, sheet 3, should be revised to show the metes and bounds of the sight triangle easement.

**ROADWAY IMPROVEMENT PLANS**

1. Roadway Improvement Plans showing all improvements in the County right-of-way at a larger scale as required for County review and showing all existing and proposed improvements, spot elevations and utilities have been provided.
2. The applicant is proposing 144 residential units in five (5) residential buildings. As a condition of Camden County approval, the County road widening improvements must be completed and approved by the municipal engineer and Camden County prior to the Lawnside Building Code Official issuance of the building permit for the third residential building. To further clarify this requirement, the applicant may install all utilities, grade the complete site, construct all internal roadways, construct all separate garage buildings, construct the clubhouse, and construct and obtain certificate of occupancy for one complete residential buildings without completion of the County road improvements. The building permits for any portion of the third residential building (foundation, walls, etc.) shall not be issued until the road widening improvements in the County right-of-way are installed and

approved by the municipal engineer and County Engineer. A note should be added to both the Site Plan and Roadway Improvement Plan indicating the County requirement as stated.

3. The applicant is proposing a utility location at a skew angle across Oak Avenue at the main residential entrance across from the proposed retail site. All plans should be revised to provide full width 2" mill and overlay with base repairs from the PT on either side of the residential driveway entrance and from curb to curb across the Oak Avenue (CR 667). The mill and overlay joint across the roadway should be 90 degrees to the roadway.
4. The current plans only indicate 2" mill and overlay of Oak Avenue to the closest lane width beyond the road widening area where there are no utility openings. The plans should be revised to include a note that additional 2" mill and asphalt pavement overlay areas within Oak Avenue (CR 667) may be required during construction by the municipal engineer, County Engineer, or County Public Works Director.
5. The applicant will be widening Oak Avenue (CR 667) along the applicant's frontage to the intersection of Center Avenue. During pre-application meetings with the applicant, Camden County agreed to maintaining the roadway centerline crown at the current location in the roadway cross section with the road widening. The following items are noted:
  - a. The three typical road sections provided on the far left of Sheet 3 should be provided on a separate Sheet within the plan set.
  - b. Additional typical road cross sections should be provided showing the full cross section of Oak Avenue (CR 667) curb to curb with the travel lane widths, center turning lane widths, bike lane widths, and the roadway crown location. The limits of mill and pavement should extend to a full lane width beyond the proposed road widening.
  - c. The number of typical road cross sections showing travel lanes may be different than the current three typical road sections depending on the proposed line striping.
6. All storm inlet numbers and structures within the County right-of-way should be labeled on the Roadway Plans and Profiles (Sheets 3-7) and on the roadway cross section (Sheets 13-22).
7. Each roadway cross section (Sheet 13-22) should provide a dimension for the width of mill and top pavement overlay.
8. The Roadway Improvement Plans should indicate the proposed sight triangle easement mentioned for the Site Plan and any other easements required.
9. An additional roadway cross section at the location of Proposed B inlet #207A (Station 41+50) should be added to the Roadway Improvement Plans. The proposed pipe should be labeled at this cross section and at Station 37+50.
10. Note 6 on the Key Map of the Roadway Improvement Plans should state that all concrete shall be 4,500psi.

11. The truncated dome detail should be noted to be used with the curb ramp details on the Roadway Improvement Plans.

## UTILITIES

1. Proposed improvements for the existing stormwater utilities along East Oak Avenue in the location of this project were included on the Roadway Improvement Plans.
2. The trench repairs have been indicated for the sanitary sewer and water main connections on East Oak Avenue.

## SITE PLAN

1. The applicant is proposing a driveway with full movement in and out onto East Oak Avenue (C.R. 667).
2. The centerline of the proposed driveway is approximately nine hundred eighty feet (980') west of the centerline of the intersection of East Oak Avenue (C.R. 667) with Center Avenue.
3. In accordance with Section 3.3.1.9, no portion of the driveway shall be located within ten (10) feet of a side property line. The plan complies.
4. The angle of the center line of the proposed driveway is ninety degrees (90°) to East Oak Avenue in conformance with Section 3.3.1.10.A.
5. The applicant is proposing a total driveway width of thirty feet (30') consisting of one (1) driveway aisle of fifteen feet (15') in each direction which is in conformance with 3.3.1.10.C.
6. The Site Plan, Sheet 3, should be revised to provide a concrete driveway apron for a distance of twenty-five feet (25') from the edge of the proposed roadway pavement in accordance with Section 3.3.1.10.E.
7. A legend should be provided on the Site Plan, Sheet 3, showing existing and proposed site improvement items, including curb and sidewalk. The proposed sidewalk should be shown as concrete on the plans.
8. The proposed pavement widening, curb and sidewalk along East Oak Avenue (C.R. 667) to be replaced by this applicant outside of the property limits should be noted and specified on the Roadway Improvement Plans.
9. The location of crosswalks and ADA ramps must be coordinated between the Site Plans and Roadway Improvement Plans at the site entrance.

## STORMWATER MANAGEMENT NJAC 7:8

1. The applicant must address revisions to the stormwater management analysis as specified in the RVE review letter dated August 13, 2018.

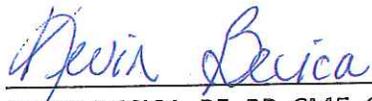
2. The stormwater report provides a summary chart documenting that the pre- and post peak rates of runoff for the site comply with the NJAC 7:8 requirements. This must be confirmed after revisions are addressed.
3. Profiles of the drainage system should be provided for review.
4. The existing storm structures along East Oak Avenue (C.R. 667) to be affected by the road widening are indicated on the Roadway Improvement Plans, which include replacement and removal of structures. The existing pipe should be noted to be removed near Proposed B inlet #200.
5. Proposed B inlet #200 should be labeled on the Roadway Improvement Plans and the data for this inlet and Proposed B inlet #207A should be coordinated between the Site Plans and Roadway Improvement Plans.
6. A Low Impact Development Checklist should be provided within the County roadway widening stormwater report.
7. Maintenance plans in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided by the applicant for both the site stormwater management system and the County roadway widening stormwater management system in order to ensure that the stormwater systems can be maintained in perpetuity.
8. 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.

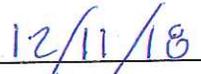
## DETAILS

1. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
2. The Trench Replacement for County Road & Ground Opening detail should note a compressive strength of 4,500 psi in note 6.
3. The following County details are required for improvements in the County right-of-way:
  - a. Detail 1, County Curb,
  - b. Detail 6, Concrete Driveway Apron,
  - c. County sidewalk detail,
  - d. Roadway Restoration detail,
  - e. County pavement detail,
  - f. Any other county details as required for construction.

## 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 road openings will require a Road Opening Permit from the Camden County Highway Department.
3. 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.
4. 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, PE, PP, CME, CFM  
County Engineer

  
\_\_\_\_\_  
DATE



Cc: Applicant: bob@BuckinghamPartners.com  
Applicant Attorney: Steve J. Tripp, Esq. – stripp@wilentz.com  
Applicant Engineer: Edward P. Brady, P.E. – brady@taylorwiseman.com  
Municipal Planning Board Secretary: Angela Miller – vincette2@aol.com  
Municipal Review Engineer: Dena Moore Johnson, P.E. – dena.moore@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:

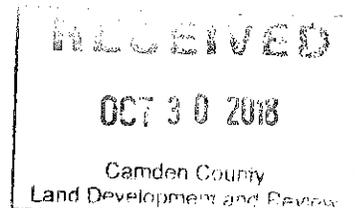
Project Name: Station Place

Project Address (if applicable) & Municipality: East Oak Avenue (C.R. #667)/Borough of Lawnside

Abuts County Road: East Oak Avenue 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): See Attached List

Existing Zoning: Redevelopment Plan - Area 2

Block(s): \_\_\_\_\_

Variance(s) Required: See Attached List

Lot(s): \_\_\_\_\_

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-21-2-18

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Station Oak Partners, LLC Phone: (856) 428-3829 Fax: \_\_\_\_\_

Address: 50 East Mount Pleasant Avenue Town & State: Livingston, New Jersey

Email: bob@BuckinghamPartners.com Zip: 07039

Attorney: Steven J. Tripp, Esq. Phone: (732) 855-6076 Fax: (732) 726-6524

Address: 90 Woodbridge Center Drive, Suite 900 Town & State: Woodbridge, New Jersey

Email: stripp@wilentz.com Zip: 07095

Engineer: Edward P. Brady, P.E. Phone: (856) 235-7200 Fax: (856) 722-9250

Address: 124 Gaither Drive, Suite 150 Town & State: Mount Laurel, New Jersey

Email: brady@taylorwiseman.com Zip: 08054

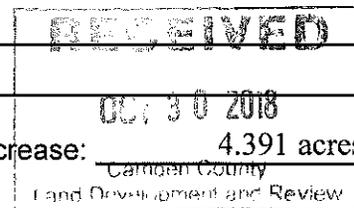
**Proposed Use** (please check all that apply):

- | <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: \_\_\_\_\_

The application is being made for a 144 unit multi-family apartment development which consists of five (5) apartment buildings with a total first floor area of 45,876 S.F., 3,088 S.F. clubhouse and 7,656 S.F. of garage area.



Increase in Impervious Coverage?: YES/ NO Total Increase or Decrease: 4.391 acres

Total Amount of Land Disturbed: 8.31 acres

Total Gross SF of all Buildings/ Development: 45,876 S.F. Apartment building, 3,088 S.F. Clubhouse and 7,656 S.F. of garage area

Total New Residential Units: 76 one-bedroom units, 68 two-bedroom units. Total 144 units

Total New Jobs Created: N/A

# 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): \_\_\_\_\_

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

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

Title of Municipal Official: Acting Municipal Clerk

Authorized Municipal Signature: Mashaw Wejtt      Date: 7/13/18

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

Phone Number: 856-573-6200

Signatures Required:

Name of Applicant: Station Oak Partners, LLC c/o Bob Dale

Signature of Applicant: [Signature]      Date: 9/13/18

Agent Completing Application: Taylor Wiseman & Taylor c/o Edward P. Brady, P.E.

Signature of Agent: Edward P. Brady      Date: 8/24/18

**For County Use:**

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

Fees Included with Application: YES / NO

County Plan Number: SP-21-2-18

**Stamp Date Received Below**



CAMDEN COUNTY PLANNING BOARD APPLICATION  
AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Station Oak Partners, LLC

Is the Company a Corporation?  YES / NO

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

8005 ROBERT, LLC 8005 ROBERTS AVENUE  
SEA ISLE CITY, NJ 08243

(THE ONLY PERSON OWNING A 10% OR GREATER INTEREST IN 8005 ROBERTS, LLC  
IS BRENDA DALE, AT THE SAME ADDRESS AS 8005 ROBERTS, LLC)

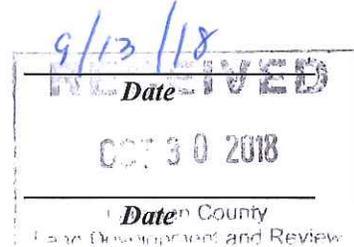
STERLING/LAWNSIDE, LLC 50 EAST MOUNT PLEASANT AVENUE  
LIVINGSTON, NJ 07039

(THE ONLY PERSONS OWNING A 10% OF GREATER INTEREST IN STERLING/  
LAWNSIDE, LLC ARE STEVEN W. KATZ AND WAYNE ZUCKERMAN,  
AT THE SAME ADDRESS AS STERLING/LAWNSIDE, LLC.)

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

X [Signature] MANAGER  
Signature of Owner & Title

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



SP-21-2-18

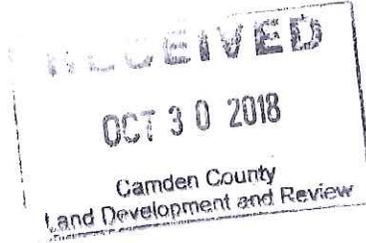
**Camden County Planning Board Major Site Plan Application**

**Applicant:**

Station Oak Partners, LLC  
50 E. Mount Pleasant Ave.  
Livingston, NJ 07039

**Owner:**

Vineland Construction Co.  
228 W. Landis Ave., Suite 300  
P.O. Box 1517  
Vineland, NJ 08362



**List of Blocks and Lots as part of this application:**

Block	Lot(s)
507	1 & 2
508	1
509	1-3
510	1-3, 9-14

**SUMMARY OF LOTS**

**Proposed Block 510, Lot 1**

Contains entirety of the following, excepting out any R.O.W. dedication: Block 508, Lot 1; Block 509, Lots 1 & 2; Block 510, Lots 1, 2, & 11 thru 13; Douglas Avenue. Contains portions of the following: Block 507, Lots 1 & 2; Block 509, Lot 3; Block 510, Lots 9, 10, & 14; Grant Avenue, Lincoln Avenue, & Spring Street.

**Total Area = 356,400 S.F., 8.182 AC.**

**Block 510, Lot 3**

To remain as a separate parcel, but will have a small R.O.W. dedication.

Existing Area = 32,791 S.F., 0.753 AC.

**Proposed Area = 32,693 S.F., 0.751 AC.**

**OVERALL PROPERTY AREA = 8.933 ACRES (389,093 S.F.)**

**VARIANCES AND EXCEPTIONS:**

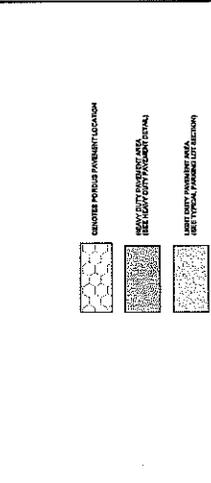
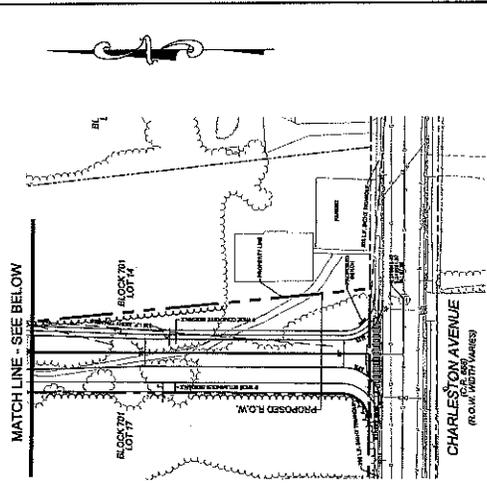
Approved on August 30, 2018 during Borough of Lawnside Planning Board Meeting.

1. A variance was approved from the Redevelopment Plan to allow a maximum building height of 49'-4" where 45' is permitted.
2. A variance was approved from the Redevelopment Plan to allow two (2) monument signs where only one (1) is permitted within a multi-family residential development.
3. A variance was approved per Section 16-87.C.1 to allow a detached private garage to be located closer to the East Oak Avenue R.O.W. than the rear extremity of the proposed apartment buildings.
4. A de minimum exception from R.S.I.S. was approved to allow 264 parking spaces where 273 parking spaces are permitted.
5. A waiver from the Special Design Requirement from the Redevelopment Plan number 9(e) was approved to allow shrubs to be planted within the four foot (4') wide island strips as a landscape buffer where one (1) shade tree with a minimum 3" caliper for every twenty (20) feet of length is required.

SP-21-2-18

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Woodcrest Station Business Park</b>
	Plan:	<b>SP-21-1-19</b>
	Municipality:	Lawnside
	Applicant:	Vineland Construction Co.
	Abuts County Route:	Oak (Cr. 667)

The applicant seeks approval to construct a warehouse/office flex development within a portion of Area 2 of the Oak Avenue Redevelopment Area. One (1) 80,000 square foot and one (1) 61,250 square foot building are proposed.



WOODCREST STATION BUSINESS PARK  
PROJECT MAP SHEETS 5 & 6  
BOROUGH OF LAMSDIDE  
CAMDEN COUNTY, NEW JERSEY

Taylor Wiseman & Taylor  
1000 Cambridge Blvd., Suite 100, Newark, NJ 07102  
TEL: 973-261-1000 FAX: 973-261-1001  
WWW.TAYLORWISMAN.COM

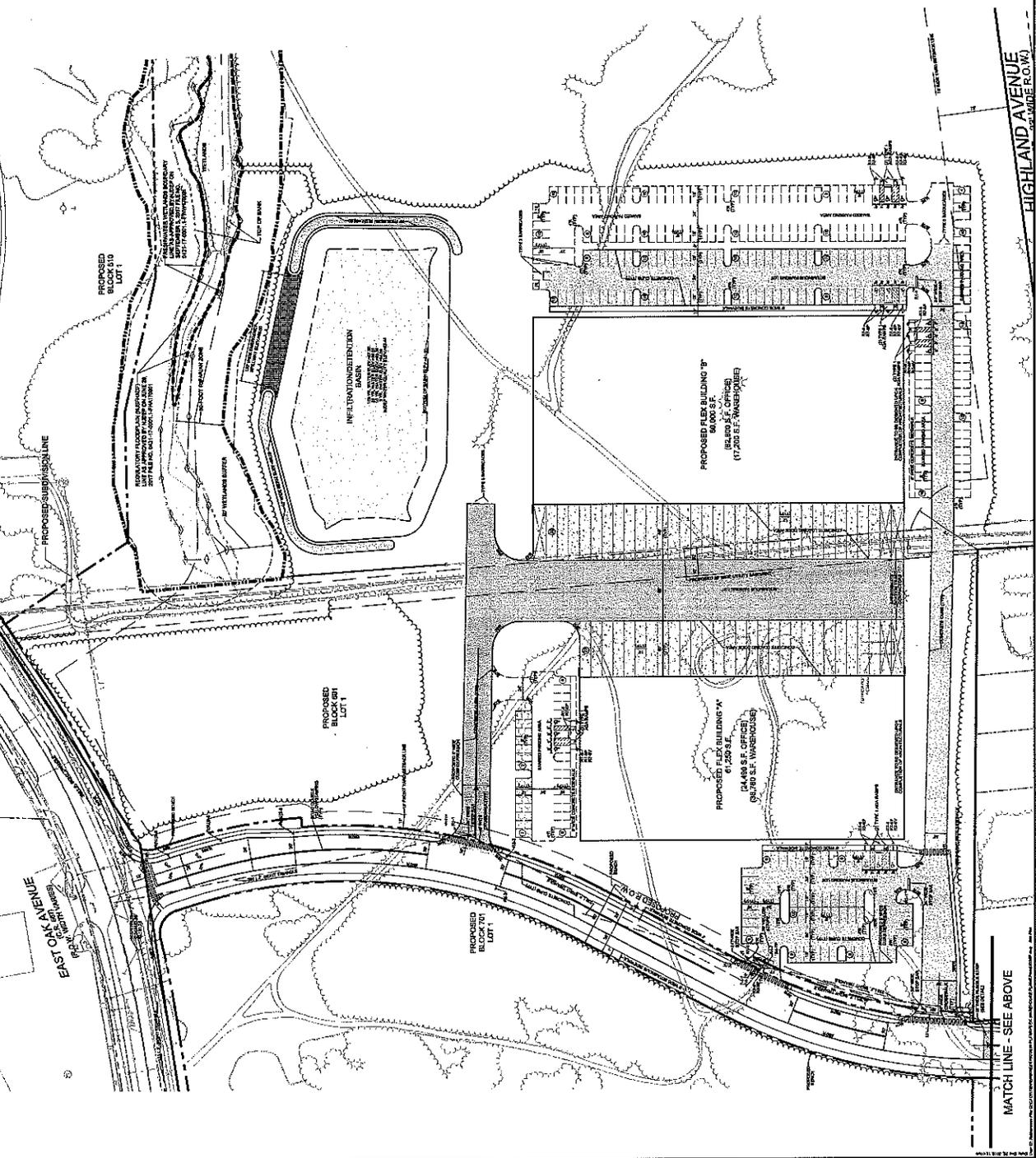
EDWARD P. BRADY

DATE: 11/15/2011

SCALE: 1"=20'

PROJECT NO.: 11-000000000

SHEET NO.: 5 OF 6







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

**COUNTY PLAN:  
SP-21-1-19**

Woodcrest Station Business Park  
**PROJECT NAME**

Borough of Lawnside  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

SITE PLAN  
 PRELIMINARY PLAN  
 OTHER

PLATE: 5&6  
BLOCK: 601  
LOT (s): 1

\_\_\_\_\_

**NAME:** Woodcrest Station Business Park

**ADDRESS:** New Road & East Oak Avenue (C.R. 667)

**CITY:** Lawnside **STATE:** NJ **ZIP:** 08045

**SITE ABUTS COUNTY HIGHWAY:** East Oak Avenue (C.R. 667)

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

**GENERAL**

The applicant seeks approval to construct a warehouse/office flex development within a portion of Area 2 of the Oak Avenue Redevelopment Area. One (1) 80,000 square foot and one (1) 61,250 square foot building are proposed.

**The following documents have been reviewed:**

1. Site plans entitled "Woodcrest Station Business Park", sheets 1-17 of 17, prepared by Taylor Wiseman & Taylor, dated August 8, 2018, revised to December 21, 2018.
2. Stormwater Management Report for "Woodcrest Station Business Park", prepared by Taylor Wiseman & Taylor, dated July 23, 2018, revised to November 16, 2018.

3. Stormwater Management Addendum Report for "Station Place" and "Woodcrest Station Business Park", prepared by Taylor Wiseman & Taylor, dated December 21, 2018.

## **RIGHT OF WAY**

1. East Oak Avenue (C.R. 667) has a variable existing right-of-way, measuring seventy feet (70') at the location of this development. The applicant is not required to provide additional right-of-way through a roadway easement to widen East Oak Avenue from the centerline along the applicant's frontage of Block 601, Lot 1.
2. The Block and Lot numbers shown on Sheet 2 of 7 Overall Site Plan and Sheet 3 of 7, Site Plan do not correspond.

## **SITE PLAN**

1. The applicant is not proposing any improvements along the property frontage of Block 601, Lot 1. (aka Block 701, Lot 7)
2. Access into and out of the site under the current development site plan will be through the municipal street proposed under the major subdivision connecting Oak Avenue with Charleston Avenue.
3. Any future development of the property at the northwest corner of proposed Block 601, Lot 1 (aka Block 701, Lot 7) will require the applicant to return to the Camden County Planning Board for approval.

## **TRAFFIC**

1. The traffic review from Maser Consulting, PA dated February 19, 2019 is attached.

## **STORMWATER MANAGEMENT NJAC 7:8**

1. The applicant must address revisions to the stormwater management analysis as specified in the RVE review letter dated November 21, 2018.
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 proposed 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 stormwater system is in total conformance with the NJAC 7:8 once revisions are addressed.
3. The storm pipe proposed between Inlet #1 and MH #303 is located in the County right-of-way, the proposed storm pipe between MH#303 and Inlet #104 is located within private property and on the County right-of-way line. A drainage easement should be provided for the storm pipe system to document that this specific storm pipe system will be owned and maintained by the property owner of Block 601, Lot 1 (aka Block 701, Lot 7).

4. Stormwater Inlet #104 is shown as a Type B Inlet on the County right-of-way line. The type of inlet should be revised to a Type E, Type A or Manhole. Proposed Inlet #104 is adjacent to the sidewalk along the property frontage. An enlarged view of the sidewalk and Inlet #104 should be provided with detailed grading elevations to ensure that the inlet does not present a tripping hazard.
5. The Plans should be revised to include the storm pipe profiles of the drainage system.
6. The calculations assume a 40 percent void ratio in the stone in the recharge systems. A note should be added requiring the stone supplier to certify that the 40 percent void ratio is provided.
7. Maintenance plans in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided by the applicant for the site stormwater management system in order to ensure that the stormwater systems can be maintained in perpetuity.
8. 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**

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

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

6. 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.
7. 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.
8. Underground irrigation systems shall not be located within the County right-of-way.

### OUTSIDE AGENCY APPROVALS

1. Applicant is responsible for all environmental permits required.

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

  
\_\_\_\_\_  
DATE



Cc: Applicant: bob@BuckinghamPartners.com  
Applicant Attorney: Steve J. Tripp, Esq. – stripp@wilentz.com  
Applicant Engineer: Edward P. Brady, P.E. – brady@taylorwiseman.com  
Municipal Planning Board Secretary: Angela Miller – vincette2@aol.com  
Municipal Review Engineer: Dena Moore Johnson, P.E. – dena.moore@rve.com



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:** February 19, 2019

**Re:** Traffic Review  
Lawnside Transit Village (Oak Avenue Redevelopment)  
East Oak Avenue (CR 667)  
Borough of Lawnside, Camden County, New Jersey  
MC Project No. 17005805G

---

As requested, Maser Consulting conducted a review of a traffic study and plans submitted in conjunction with the Lawnside Transit Village (Oak Avenue Redevelopment). It is proposed to construct the following developments:

1. New Jersey American Water operation center -- 58,421 square feet (sf),
2. Business Park -- 141,250 sf,
3. Retail Space -- 19,600 sf, and
4. Residential Apartments -- 144 units.

The following documents were reviewed:

- *Traffic Impact Study*, prepared by Langan, last revised January 30, 2019;
- *Concept Roadway Plan*, prepared by Taylor Wiseman & Taylor, dated January 23, 2019;
- *Preliminary & Final Site Plan – Woodcrest Station Business Park*, prepared by Taylor Wiseman & Taylor, dated August 8, 2018;
- *Preliminary & Final Site Plan – Station Place*, prepared by Taylor Wiseman & Taylor, dated June 20, 2018; and
- *Preliminary & Final Site Plan – Lawnside Retail Site*, prepared by Taylor Wiseman & Taylor, dated June 13, 2018.



As a result of this review, the following comments are provided in conjunction with the **traffic study**:

1. The East Essex Avenue NB approach volumes at its intersection with Melrose Avenue (CR 667) are missing for the PM peak hour in the count reports. Testimony should be given regarding how the 2017 Existing figure was developed in light of the missing counts.
2. The intersection of Oak Avenue (CR 667) and Warwick Avenue (CR 669) was counted in 2008, but it was not grown to 2017 for the existing volume figure.
3. A Growth Rate of 1% was used throughout, but the growth rate for East Charleston Avenue (CR 668) should be 1.5% and the growth rate for Evesham Avenue (CR 655) should be 2%.
4. An adjacent development of 370 apartments was apparently added to the No-Build figure, but there is no figure showing the trips or a narrative on this matter.
5. Improvements by others at the intersection of Melrose Avenue and East Essex Avenue are mentioned in the report. Testimony should be given regarding the timing and nature of these improvements.
6. The intersection of Warwick Road (CR 669) & E. Charleston Avenue (CR 668) fails in the No-Build and Build conditions. Therefore, a signal warrant analysis is required.
7. The Charleston SB queue lengths at Evesham Avenue are 6 and 10.6 vehicles during the Build AM and PM peak hours, requiring a signal warrant analysis.

The following comments are provided in conjunction with the **Lawnside Retail site plans**:

8. **Sheet 2 of 13.** The left and right sides of the sight triangle should be the same. A left turn maneuver requires the same sight distance to the left and to the right. There is an existing sign showing a speed limit of 35 mph, along the frontage of this property. Therefore, a design speed of 40 mph should be used for the sight triangle geometry. Please correct the plans to reflect 445' sight triangles for both sides.
9. **Sheet 2 of 13.** The sight triangles encroach on portions of the property; therefore, an easement should be provided to the County.
10. **Sheet 2 of 13.** Add double yellow solid line for about 50' to better delineate the intersection approach of the proposed driveway with the County Road.

- 11. General.** Provide a large vehicle (the largest of refuse, emergency, and delivery) turning simulation, in order to verify the suitability of the geometric features of the driveway.

The following comments are provided in conjunction with the Station Place site plans:

- 12. Sheet 3 of 15.** The left and right sides of the sight triangle should be the same. A left turn maneuver requires the same sight distance to the left and to the right. There is an existing sign showing a speed limit of 35 mph, along the frontage of this property. Since this is a residential development, RSIS standards stipulate the use of the speed limit for sight distance calculations; therefore, correct the plans to reflect 390' sight triangles for both sides.
- 13. Sheet 3 of 15.** The sight triangles encroach on portions of the property; therefore, an easement should be provided to the County.
- 14. Sheet 3 of 15.** Relocate the stop bar for the driveway at CR 667 to be at least 4 feet from the crosswalk.
- 15. Sheet 3 of 15.** W16-7P plaques are required to be installed with W11-2 signs to comply with MUTCD Section 2C.50.



W16-7P

- 16. General.** A separate plan needs to be submitted for the pedestrian flashers. This plan needs to include pavement markings, advance signs, electrical design, operation, and details.
- 17. General.** Since the pedestrian crossing is mid-block, it will need to be established by local ordinance and a County consenting resolution, or by another acceptable regulatory process.
- 18. General.** Provide a large vehicle (the largest of refuse, emergency, and delivery) turning simulation, in order to verify the suitability of the geometric features of the driveway.

The following comments are provided in conjunction with the Woodcrest Station Business Park site plans:

- 19. Sheet 3 of 17.** The correct designation for the lane use sign at the intersection of New Road and CR 667 is R(NJ)3-8B.



**General Comment:**

20. All intersections must be checked for heavy vehicle maneuvers, and exhibits submitted accordingly.
21. The proposed bike lane is 5 feet in width. While this is acceptable, a 6-foot design is desirable.
22. The New Jersey American Water operation center was included in the traffic study, but the plans did not include it.
23. Relocate all Stop lines at County roads to be at least 4 feet from crosswalks.
24. All signs controlling traffic at County intersections or within County ROW need to be equipped with breakaway devices.