

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

## Agenda for March 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. Carriage Mews MJ-5-1-19 Berlin Borough - 19 lot residential sub-division
  - B. 420 Turnersville Rd. M-15-2-19 Gloucester Twp. - 2 lot nonresidential sub-division
  - C. 1 Berkshire Drive M-34-1-19 Voorhees Twp. - 2 lot residential sub-division
  - D. HHK Self Storage M-36-2-19 Winslow Twp. - development of a storage facility
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**

**March 26th, 2019**

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
MJ-1	Carriage Mews	MJ-5-1-19	Berlin Borough	19 lot residential sub-division
M-2	420 Turnersville Rd.	M-15-2-19	Gloucester Township	2 lot non residential sub-division
M-3	1 Berkshire Drive	M-34-1-19	Voorhees Township	2 lot residential sub-division
SP-1	HHK Self Storage	M-36-2-19	Winslow Township	development of a storage facility

**Camden County Planning Board**  
**County Public Works Complex, Lindenwold**  
**6:00 PM**  
**February 26, 2019**

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

Mr. George Jones, Mr. Tom Schina, Mr. Ryan Doran, Mr. Joe Pillo, and Ms. Kevin Becica, County Engineer were all present.

Planning Board Solicitor: Ms. Catherine Binowski was present.

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

**MINUTES**

A motion was made to approve the minutes of the January 22, 2019 meeting by Mr. Doran and seconded by Mr. Schina, all present were in favor.

**Review of Projects for Board Action**

**SP-14-1-19**

**522 Broadway**

**Gloucester City**

Lenny Rossetti, Esq., Jim Clancey, PE and Pete Kilty, Partner were present for the application.

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.

This will be a plumbing supply company.

Applicant received approval from the local in September of last year. Also received soil conservation approval.

They will get technical waivers 3.3.1,3.3.9 and 3.3.1.10, 3.3.1.10E and 3.4.13.

They will face form the depressed curb. Would like to keep ballards.

Spoke about the storm water management.

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

**SP-15-1-19/MJ-15-1-19**

**Southwinds @ Gloucester**

**Gloucester Twp.**

Lenny Rossetti, Esq., Dave Horner, PE and Andrew Hogg, PE were present for application.

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 Multifamily units

- a. Five (5) buildings of twenty-eight (28) units at 2 stories = 140 units
  - b. Two (2) buildings of sixteen (16) units 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.

Applicant received local approval in November of 2018.

Apartments will only be off the County Road CR 706 Erial Road. The Townhouses and other Units will have access only from Black Horse Pike. They will only connect from walking access.

They will be widening the County Road and making improvements. There will be No left turn lanes.

Will be sending new roadway plans to conform with County Engineer's comments. Will increase the ROW width to encompass the sidewalk.

Applicant is relocating 15 utility poles; County Engineer states the poles must be moved first before the curb and road is widening and paved.

Stormwater draining into the creek under the BHP and a basin on the property.

Waiting on DEP and NJDOT approvals. Will comply with all comments.

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

**SP-21-1-18**

**Commercial Development Oak Ave.**

**Lawnside**

Steve Tripp, Esq., Carl Penke, PE, and Edward Brady, PE were present for the application.

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

Approved by Lawnside.

New Road will be a connector between Oak Road with Charleston.

Will comply with all County Engineer's comments.

Will have a midblock beacon on residential street and a bike lane on Oak Ave.

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

SP-21-2-18

Station Place

Lawnside

Steve Tripp, Esq., Carl Penke, PE, and Edward Brady, PE were present for the application.

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.

There will be one access into the Retail. Crossing beacon for walking customers on New road.

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

SP-21-1-19

Woodcrest Station Business Park

Lawnside

Steve Tripp, Esq., Carl Penke, PE, and Edward Brady, PE were present for the application.

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.

3 accesses from New Road. 2 car and 1 truck.

Agree with all County Engineer's comments.

Agree with traffic comments.

**A motion was made by Mr. Schina and seconded by Mr. Pillo to approve this application conditional upon the recommendations of the updated traffic report supplied by the applicants; all present were in favor.**

**PUBLIC COMMENTS**

None.

**CHAIRMAN'S REPORT**

None.

**ATTORNEY'S REPORT**

None.

**COUNTY ENGINEER'S REPORT**

None.

**COUNTY PLANNING REPORT**

None.

**NEW BUSINESS**

None.

**OLD BUSINESS**

None

**ADJOURNMENT**

A motion was made to adjourn the meeting by Mr. Schina 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>Carriage Mews</b>
	Plan:	MJ-5-1-19
	Municipality:	Berlin Borough
	Applicant:	Schaeffer Land, LLC
	Abuts County Route:	Cr. 691 Watsontown New Freedom Rd.

The applicant is proposing to subdivide the existing 9.48 acre area comprised of two lots into 19 lots. 16 of the proposed lots will be for new single-family dwellings, 2 of the lots will be for stormwater infiltration/detention basins, and the remaining lot will be for the existing dwelling located on the site. The existing dwelling will continue to be accessed only by the County Roadway, while the proposed dwellings on the new lots will be accessed by a new proposed cul-de-sac street which will extend into the site from Wyndam Road. The two lots that will be used as infiltration/detention basins will be 0.76 acres and 1.02 acres in size. To accommodate the subdivision and new lots, the existing driveway entering the County Road will be removed and replaced with a shorter driveway that includes a k-turn space so that vehicles may turn around within the existing lot without having to back out onto the County Road. Some of the wooded areas within the site will be cleared.



Stockton Blvd

Westbury Dr

Wilson Ln

2400  
27

Watontown New Freedom Rd

Braman Ave

2400  
28

Roosevelt Blvd

Wyndam Rd

**Project Name**  
Carriage Mews Major Subdivision

<b>Block</b> 2400	<b>Lot</b> 27 & 28	<b>Town</b> Berlin Borough
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0 25 50 100 Feet

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





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

**COUNTY PLAN:  
MJ-5-1-19**

Carriage Mews Major Subdivision  
**PROJECT NAME**

Borough of Berlin  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X SITE PLAN

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

X PRELIMINARY PLAN

BLOCK: 2400

\_\_\_\_ OTHER

LOT (s): 27 & 28

**NAME:** Schaeffer Land, LLC

**ADDRESS:** 200 Watsonstown-New Freedom Road

**CITY:** Berlin **STATE:** New Jersey **ZIP:** 08009

**SITE ABUTS COUNTY HIGHWAY:** CR 691 – Watsonstown-New Freedom Road

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

**GENERAL**

The applicant is proposing to subdivide the existing 9.48 acre area comprised of two lots into 19 lots. 16 of the proposed lots will be for new single-family dwellings, 2 of the lots will be for stormwater infiltration/detention basins, and the remaining lot will be for the existing dwelling located on the site. The existing dwelling will continue to be accessed only by the County Roadway, while the proposed dwellings on the new lots will be accessed by a new proposed cul-de-sac street which will extend into the site from Wyndam Road. The two lots that will be used as infiltration/detention basins will be 0.76 acres and 1.02 acres in size. To accommodate the subdivision and new lots, the existing driveway entering the County Road will be removed and replaced with a shorter driveway that includes a k-turn space so that vehicles may turn around within the existing lot without having to back out onto the County Road. Some of the wooded areas within the site will be cleared.

**The following documents have been reviewed:**

1. Twelve (12) sheet set of Major Subdivision and Site Plans entitled "PRELIMINARY & FINAL PLAT, WATSONTOWN-NEW FREEDOM ROAD MAJORY SUBDIVISION", prepared by PETERMAN-MAXCY ASSOCIATES, LLC; dated January 3, 2019.
2. Stormwater Management Report for "CARRIAGE MEWS MAJOR SUBDIVISION BLOCK 2400, LOTS 27 & 28", prepared by Brian S. Peterman, PE, CME, PETERMAN-MAXCY ASSOCIATES, LLC; dated December 17, 2018.
3. Borough of Berlin Planning Board Review letter for "Carriage Mews Major Subdivision", prepared by CME Associates; dated January 30, 2019.
4. Borough of Berlin Planning Board Review letter for "Carriage Mews Major Subdivision", prepared by Maser Consulting, P.A.; dated January 31, 2019.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Watsonstown-New Freedom Road (CR 691) has a proposed right-of-way of 60 feet, with an existing right-of-way of 49.5 feet. In accordance with Section 3.3.1, the applicant is required to provide additional right-of-way on Watsonstown-New Freedom Road (CR 691) to provide 30' from the centerline along the applicant's frontage. The following is noted:
  - a. The right-of-way to the west of the property has 30' from the centerline of the roadway to the property line. The right-of-way to the east of the property has 33' from the centerline of the roadway to the property line. The site plan should be revised to indicate the additional right-of-way dedicated to Camden County.
  - b. The metes and bounds description of the right-of-way dedication prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
  - c. A copy of receipt of County filing of the right-of-way dedication must be provided to the County Planning Department prior to issuance of final approval.
2. In accordance with Section 3.1.2, a sight triangle easement is required at the driveway intersecting the County Road. The sight triangle easement should be in accordance with AASHTO standards and be shown on the Site 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.

**SITE PLAN**

1. The applicant is not proposing any improvements along the Watsonstown-New Freedom Road (CR 691) roadway frontage. The existing home and driveway will maintain access onto the CR691 Roadway. Two stormwater management basins will be constructed adjacent to the County Road with connections into the County stormwater management system.
2. The site plan should document the existing stop sign and provide a stop bar at Wyndam Road

intersecting with New Freedom Road (CR691).

3. In accordance with Section 2.6, Construction plans for improvements within the County road should be provided. The County Road improvement plans should include centerline and gutter line profiles, centerline to proposed curb roadway cross section at 50' intervals, top and bottom of curb elevations, pavement details, curb details, and utility locations.
4. Per Camden County Development Regulation 3.4.9, concrete curb must be provided along the development property on the County Road, a minimum of 18 feet from the painted centerline.
  - a. The plans should be revised to include County curb along the property frontage, including in the acceleration lane on the western side. The proposed curb should straighten out the edge of roadway alignment.
  - b. Curbing and curb details should be per Camden County standard details.
5. Per Camden County Development Regulation 3.4.11, the area behind the proposed curb within the County ROW shall be graded with a 2% incline or decline.
6. Per Camden County Development Regulation 3.4.12, Utility Poles shall be relocated so that an 18 inch minimum distance is provided between the face of curb and face of utility pole. The plans should document the distance from the face of proposed curb to the front face of existing utility poles along the property frontage.
7. Per Camden County Development Regulation 3.2.1.1.E.1, E.2, E.3 and E.4, the driveway located on proposed Lot 27 shall be improved with a depressed curb and concrete driveway apron so that gravel and stone are prevented from entering the County Road. The plans should clearly show the driveway width and slope per County standards.
8. The applicant's professionals should document that comments requesting clarification and/or revisions included in the CME Associates letter dated January 30, 2019 and Maser Consulting P.A. letter dated January 31, 2019, each addressed to the Borough of Berlin Planning Board, have been addressed.

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

1. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. The applicant's engineer should provide additional documentation that:
  - a. The final design meets the hydraulic impact requirements of NJAC 7:8-5.4(a)2iv
  - b. The storm water system is in total conformance with the NJAC 7:8.
2. The entirety of the proposed project site is graded so that runoff is directed toward Watsonstown-New Freedom Road (CR 691) to two proposed detention/infiltration basins. The existing grading on the project site is generally consistent with the proposed post-development grading. The existing pre-development stormwater produced is managed through overland flow. The proposed post-development stormwater produced by impervious ground coverage will be managed by overland flow and storm grates that tie into two

proposed detention/infiltration basins that will be connected to the storm sewer system that runs along Watsonstown-New Freedom Road (CR 691).

3. The Test Pit results included in the Stormwater Management Report show varying amounts of clay in the subsurface soils. In Situ Permeability Test were not included and seasonal high water tables were shown as varying. The design of the basins included utilized different seasonal high water tables although the basins are adjacent to each other. Due to the presence of clay in the underlying soil, and noted varying seasonal high water table, our office is concerned that the basins will not work as designed and will overstress the County stormwater system on Watsonstown-New Freedom Road (CR 691).
  - a. The design calculations within the Stormwater Management Report must be revised per In-Situ Permeability testing in accordance with NJDEP BMP Manual Appendix E
  - b. All Soil Boring/Test Pit logs/Permeability tests shall be included on Site Plans. Subsurface information is currently only provided in the Stormwater Report.
  - c. The stormwater management basin designs should be revised on the worst case scenario regarding the seasonal high water table encountered during the previously performed test pits.
4. The ultimate discharge location for Basin A is the existing inlet on Watsonstown New Freedom Road that has a grate elevation of 161.66.
  - a. The 100 year storm elevation in the basin is shown as 160.17.
  - b. The lowest elevation of the emergency outfall control structure OCS-1 is 159.5 with a grate elevation at 161.5.
  - c. The design provides more than one foot (1') of freeboard inside the County inlet during the 100 year storm event, demonstrating that the stormwater system will not surcharge and flood the County road during the 100 year storm event.
  - d. The elevations provided on the Detail on Sheet 10 for OSC-1 do not correspond to the basin detail or grading plan and should be revised.
5. In The ultimate discharge location for Basin B is the existing inlet on Watsonstown New Freedom Road that has a grate elevation of 160.46.
  - a. The 100 year storm elevation in the basin is shown as 159.94.
  - b. The lowest elevation of the emergency outfall control structure OCS-1 is 157.74 with a grate elevation at 160.5
  - c. The design provides 0.52', or 6" of freeboard inside the County inlet during the 100 year storm event. The design should be modified to provide a minimum of one foot (1') of freeboard inside the County inlet during the 100 year storm event to prevent surcharging of the inlet and flooding along the County road.
  - d. The elevations provided for the top of berm and grass spillway for Basin B on the grading Plan, Sheet 4, and the Basin B Detail on Sheet 10 do not correspond. It appears that the elevations on the detail on Sheet 10 should be revised.
  - e. The elevations provided on the Detail on Sheet 10 for OSC-2 do not correspond to the basin detail or grading plan and should be revised
6. In accordance with Section 3.5.2.1.A, the plan should be revised to modify all stormwater inlets adjacent to the property under development to meet the Stormwater Permit Attachment C to a bicycle safe grate and Type N eco curb piece.

7. Per Camden County Development Regulation 3.5.4.1, all storm drainage pipe located within the County ROW shall be RCP. The plans should be revised to eliminate any HDPE currently proposed within the County right-of-way.
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. The handicap ramps in the Camden county right-of-way must meet the standards of the Proposed Accessibility Guidelines for pedestrian Facilities in the Public Right-of-way dated July 26, 2011.
2. Depressed curbing shall be installed at all driveways on County roads.
3. The following County standard details are required for improvements in the County right-of-way:  
Details:
  1. Standard 8"X9"X18" Concrete Vertical Curb
  2. Standard Depressed Concrete Curb
  3. Standard Concrete Sidewalk
  4. Standard Concrete Driveway and Concrete Apron
  5. Standard Bituminous Driveway Apron Type 1
  6. Standard Driveway Treatment: Apron and Flare (Plan View)
  7. Curb Inlet with Bicycle Safe Grate and Type 'N-Eco' Curb Piece
  8. Curb Face Form

## 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
8. Applicant is responsible for all environmental permits required.

*Kevin Becica*

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

03/19/19

DATE



Cc: Schaeffer Land, LLC: Fax 856-809-0773 or Jason@schaefferhomes.com  
Rick Hoff, Esq.: rhoff@bisgaierhoff.com  
Brian S. Peterman, PE, CME, Peterman Maxcy Associates: Fax – (856) 282-7443 or petermaneng@comcast.net  
Deborah Simone - Municipal Planning Board Secretary: construction@berlinnj.org  
Jim Biegen, PE, Maser Consulting PA - Municipal Review Engineer: Fax – (856) 722-1120,  
jbiegen@maserconsulting.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:

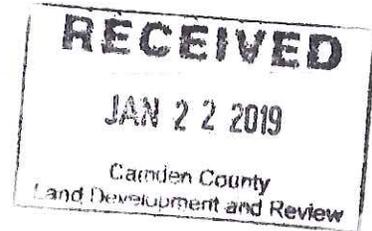
Project Name: Carriage Mews

Project Address (if applicable) & Municipality: Watsonstown - New Freedom Rd, Berlin Borough

Abuts County Road: New Freedom Rd County Route No.: 691

### 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): 24

Existing Zoning: R-1 (Residential District)

Block(s): 2400

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

Lot(s): 27 & 28

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

MS-5-1-19

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Schaeffer Land LLC Phone: 856 889 0010 Fax: 856 809 0723  
 Address: PO Box 560 Town & State: Berlin NJ  
 Email: Jason@schaefferhomes.com Zip.: 08009  
 Attorney: Rick Hoff Phone: 856 795-0158 Fax: 856-7950312  
 Address: 25 Chestnut Street #3 Town & State: Haddonfield, NJ  
 Email: R.Hoff@bisgauerhoff.com Zip.: 08033  
 Engineer: Brian S Peterman, PE CME Phone: 856 282 7444 Fax: 856 282 7443  
 Address: 189 S Lakeview Drive, Suite 101 Town & State: Gibbsboro, NJ  
 Email: peterman.eng@comcast.net Zip.: 08026

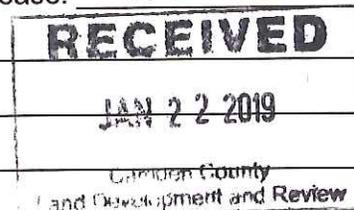
## Proposed Use (please check all that apply):

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

## Project Description & Statistics:

Short Description of Project: Existing Lots 27 & 28 are proposed to be subdivided for a major subdivision. The existing lots are to be subdivided into 19 proposed lots. Two (2) lots are for stormwater management basins, one (1) lot is to retain existing dwelling and the proposed sixteen (16) lots are proposed for single family dwellings

Increase in Impervious Coverage?: YES / NO      Total Increase or Decrease: 1.7 AC ±  
 Total Amount of Land Disturbed: 8.3 AC ±  
 Total Gross SF of all Buildings/ Development: 25,600 SF  
 Total New Residential Units: 16  
 Total New Jobs Created: \_\_\_\_\_



MS-5-1-19

# 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? 19

Size of Existing Lot(s): Lot 27 6.07 ac± ; Lot 28 3.41 ac±

Portion to be Subdivided: Proposed Lot 27.01, 0.35 ac±, 27.02, 0.33 ac±, 27.03, 0.40 ac±, 27.04, 0.34 ac±, 27.05, 0.34 ac±, 27.06, 0.33 ac±, 27.07, 0.42 ac±, 27.08, 0.63 ac±, 27.09, 0.46 ac±, 27.10, 0.40 ac±, 27.11, 0.53 ac±, 27.12, 0.34 ac±, 27.13, 0.34 ac±, 27.14, 0.35 ac±, 27.15, 0.33 ac±, 27.16, 0.34 ac±, 27.17, 0.36 ac±, 27, 0.45 ac±, 28, 1.02 ac±

## Municipal Use:

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

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

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

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

## Signatures Required:

Name of Applicant: Schaeffer Land LLC

Signature of Applicant: [Signature] Date: 1/15/19

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

Signature of Agent: [Signature] Date: 1/15/19

### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: MS-5-1-19

Stamp Date Received Below

JAN 22 2019

Camden County  
Land Development and Review



# CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Lot 27

## Company/ Organization Information

Name of Company/Organization: Schaeffer Land LLC

Is the Company a Corporation? YES /  NO

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

Is the Company a Partnership? YES / NO

Is Company an Individual Owner?  YES / NO

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

Name	Address	Title
Schaeffer Family Homes LLC	Po Box 560, Berlin, NJ 08009	

**RECEIVED**  
JAN 22 2019  
Camden County  
and Planning Board and Review

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

X [Signature]  
Signature of Owner & Title

1/15/19  
Date

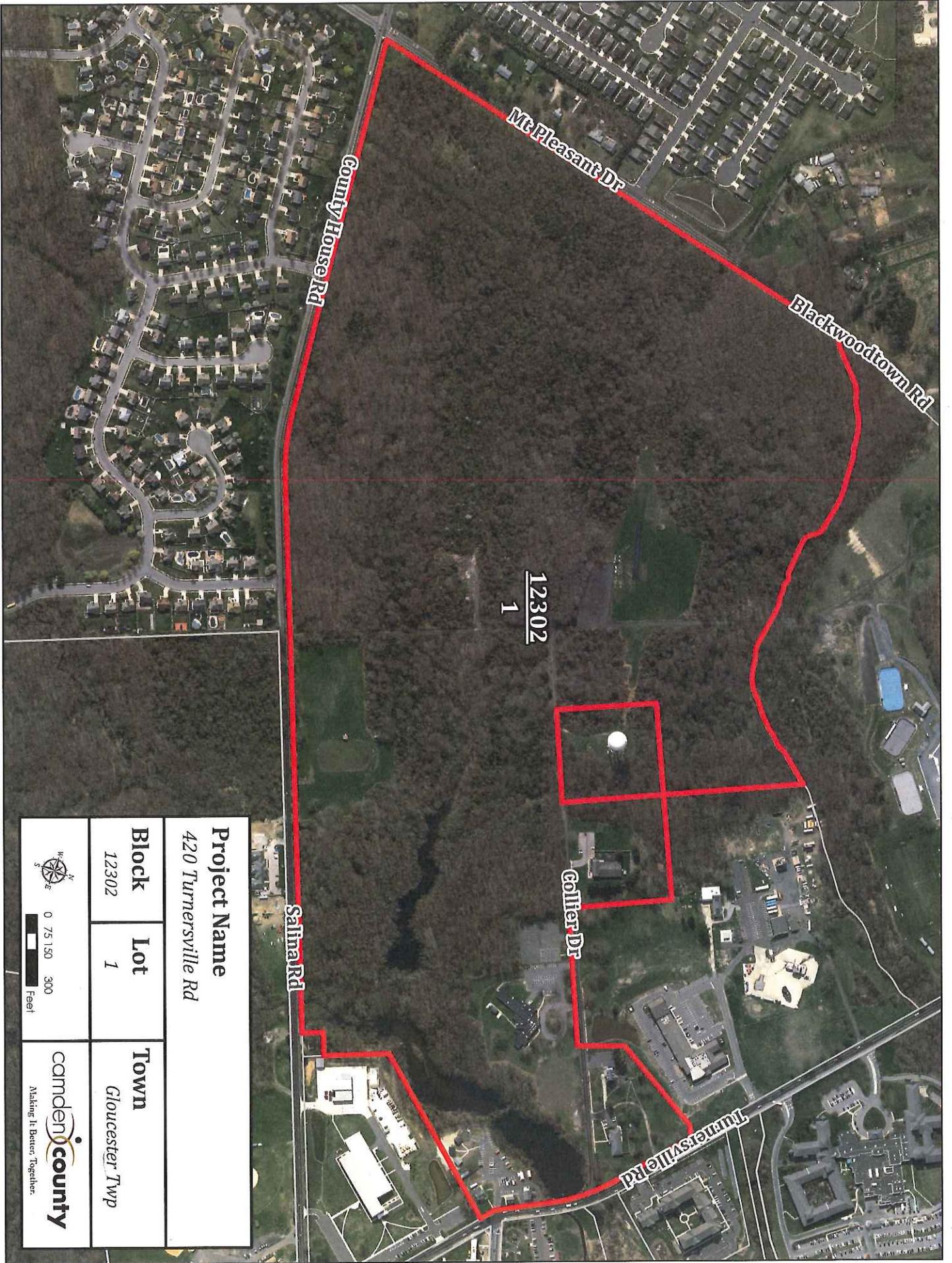
X \_\_\_\_\_  
Signature of Owner & Title

\_\_\_\_\_  
Date

MD-5-1-19

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>420 Turnersville Rd.</b>
	Plan:	M-15-2-19
	Municipality:	Gloucester Twp.
	Applicant:	Camden County
	Abuts County Route:	Cr. 750 Collier Rd.

Applicant seeks approval for a 2-lot non-residential subdivision. the County plans to sell this site and existing facility to a private party with the intention of developing a mental health clinic.



12302  
1

County House Rd

Mt Pleasant Dr

Blackwoodtown Rd

Salina Rd

Golfer Dr

Turnersville Rd

<b>Project Name</b> 420 Turnersville Rd		
<b>Block</b> 12302	<b>Lot</b> 1	<b>Town</b> Gloucester Twp
		
		



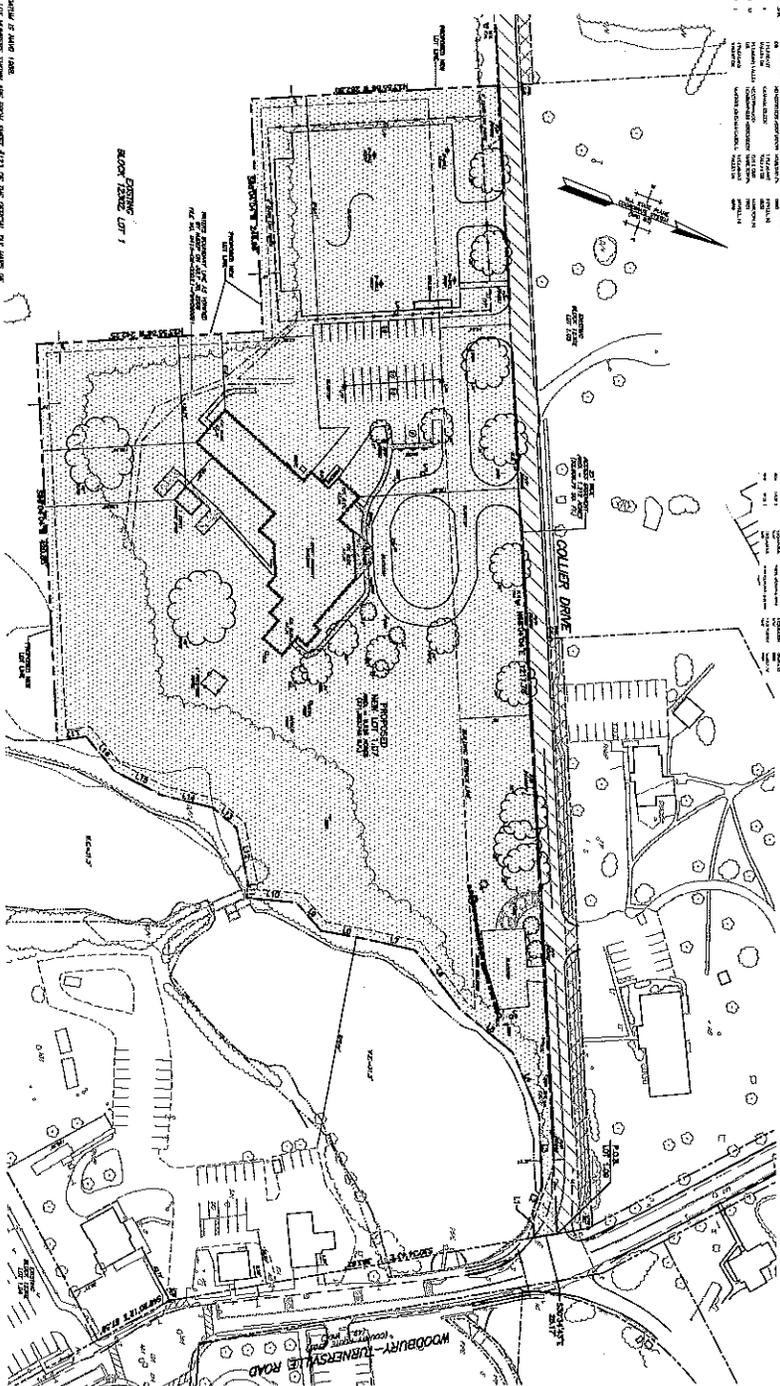
**TOWNSHIP OF SAUNDERS**  
**OFFICE OF PLANNING AND ZONING**  
**COMMISSIONERS**

**PROPOSED SUBDIVISION**

NO.	LOT AREA	PROPOSED LOT AREA	COMMENTS
1	10,000	10,000	
2	10,000	10,000	
3	10,000	10,000	
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5	10,000	10,000	
6	10,000	10,000	
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96	10,000	10,000	
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100	10,000	10,000	

**PROPOSED SUBDIVISION**

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97	10,000	10,000	
98	10,000	10,000	
99	10,000	10,000	
100	10,000	10,000	



**PROPOSED SUBDIVISION**

1. THE PROPOSED SUBDIVISION IS A MINOR SUBDIVISION PLAT FOR THE PURPOSES OF THE PLANNING AND ZONING ACT, N.J.A.C. 27:27.

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**LOT LINE TABLE**

LOT NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
1	10,000	10.00%
2	10,000	10.00%
3	10,000	10.00%
4	10,000	10.00%
5	10,000	10.00%
6	10,000	10.00%
7	10,000	10.00%
8	10,000	10.00%
9	10,000	10.00%
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96	10,000	10.00%
97	10,000	10.00%
98	10,000	10.00%
99	10,000	10.00%
100	10,000	10.00%

**MINOR SUBDIVISION PLAT**

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5. THE PROPOSED SUBDIVISION IS A MINOR SUBDIVISION PLAT FOR THE PURPOSES



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

**COUNTY PLAN:  
M-15-2-19**

420 Turnersville Rd.

**PROJECT NAME**

Gloucester Twp.

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

SITE PLAN

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

PRELIMINARY PLAN

BLOCK: 12302

OTHER

LOT (s): 1

**NAME:** County Of Camden

**ADDRESS:** 520 Market Street

**CITY:** Camden **STATE:** NJ **ZIP:** 08102

**SITE ABUTS COUNTY HIGHWAY:**

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

**GENERAL**

Applicant seeks approval for a 2-lot non-residential subdivision.

**The following documents have been reviewed:**

1. Major Subdivision Plan for Camden County Health Services", prepared by Bach Associates, 1/24/2019.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Collier Rd. (CR 750) has a proposed right-of-way of 49.5 feet, with an existing right-of-way of 49.5 feet.

## SITE PLAN

1. Upon completion development plans should be sent to the County Planning Board as a courtesy. Development plans should conform to all regulations outlined in the Camden County Development Regulations manual.

## STORMWATER MANAGEMENT NJAC 7:8

1. At this time, the subdivision does not impact stormwater. Upon completion of the development plans, plans should be sent to the County Planning Board as a courtesy. Development plans should conform to all regulations outlined in the Camden County Development Regulations manual.

## DETAILS

1. All necessary details are included in the Camden County Development Regulations manual and should be included on the site plans as required.

## 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. If 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.

8. Applicant is responsible for all environmental permits required.

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

3/19/19

\_\_\_\_\_  
DATE



Cc: Applicant: [admin@camdencounty.com](mailto:admin@camdencounty.com)  
Applicant Attorney: Beth Marlin [bmarlin@brownconnery.com](mailto:bmarlin@brownconnery.com)  
Applicant Engineer: Anthony DiRosa [adirosa@bachdesigngroup.com](mailto:adirosa@bachdesigngroup.com)  
Municipal Planning Board Secretary: Ken Lechner [klechner@glotwp.com](mailto:klechner@glotwp.com)  
Municipal Review Engineer:

# 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: Camden County Minor Subdivision

Project Address (if applicable) & Municipality: 420 Turnersville Road, Gloucester Township, NJ

Abuts County Road: Woodbury-Turnersville Road County Route No.: ~~707, 749, 748~~ 750  
Blackwood-Mt. Pleasant Road, Barnsboro (Salina Road) Collier Rd.

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

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

Original Site Plan Application No.: \_\_\_\_\_ Date Originally Approved: \_\_\_\_\_

- Resubmission of Major Subdivision

Original Major Subdivision Application No.: \_\_\_\_\_ Date Originally Approved: \_\_\_\_\_

### Tax Map Data:

Plate(s): \_\_\_\_\_

Existing Zoning: Institutional District

Block(s): 12302

Variance(s) Required: See attached Rider.

Lot(s): 1

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.

M-15-2-15

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: County of Camden Phone: (856) 225-5354 Fax: \_\_\_\_\_

Address: 520 Market Street Town & State: Camden, NJ

Email: admin@camdencounty.com Zip.: 08102

Attorney: Mark P. Asselta Phone: (856)812-8900 Fax: (856)812-2201

Address: Brown & Connery, LLP, 6 N. Broad Street Town & State: Woodbury, NJ

Email: masselta@brownconnery.com Zip.: 08096

Engineer: Anthony DiRosa, Bach Associates, PC Phone: (856)546-8611 Fax: (856)546-8612

Address: 304 White Horse Pike Town & State: Haddon Heights, NJ

Email: adirosa@bachdesignngroup.com Zip.: 08035

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

### Residential

- Single Family Detached
- Town Homes
- Duplex
- Apartments
- Condominiums
- Medical Care Residential

### Commercial

- Retail
- Office
- Restaurant/ Food Establishment
- Hospitality/ Hotel Space
- Medical Use
- Sports or Entertainment

### Industrial

- Maintenance/ Repair Shop
- Flex Space
- Storage/ Warehouse
- Distribution Center
- Manufacturing
- Other:** See attached Rider.

## Project Description & Statistics:

Short Description of Project: See attached Rider.

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Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: \_\_\_\_\_

Total Amount of Land Disturbed: N/A

Total Gross SF of all Buildings/ Development: No new development

Total New Residential Units: N/A

Total New Jobs Created: N/A

H 15-2-19

# 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? 2

Size of Existing Lot(s): 162.5 acres

Portion to be Subdivided: 8.256 acres

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

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

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

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

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

## Signatures Required:

Name of Applicant: County of Camden

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Agent Completing Application: Beth L. Marlin, Esquire

Signature of Agent: Beth L Marlin Date: 2/26/19

### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: M-15-2-19

### Stamp Date Received Below

3/6/19

**RIDER #1**  
**CAMDEN COUNTY PLANNING BOARD**  
**APPLICATION OF THE COUNTY OF CAMDEN**

This application is a request for minor subdivision approval for property identified as Block 12302, Lot 1 on the Gloucester Township Tax Map ("Property"). The Property, which is owned by the County of Camden ("County"), will be subdivided into two lots. One lot will measure 8.526 acres ("Small Lot") and the other will measure 180.4 acres ("Remainder Lot"). No new construction is proposed.

The Small Lot contains a one story masonry building that is currently vacant. The Remainder Lot contains five existing structures. There are three existing buildings along Woodbury-Turnersville Road. Two are used as office buildings. The other is used for storage. The other two structures are pavilions located in the heavily wooded section of the Remainder Lot. One was used as a judge's booth for 4H. The other was used for flying model airplanes.

The Property is located in the Institutional District. The bulk standards for the Institutional District are set forth under Section 414-419D of the Gloucester Township Land Development Ordinance ("Ordinance"). The Small Lot meets all Ordinance requirements, except lot width and lot frontage. The required lot width is 400 feet and the required lot frontage is 400 feet. Much of the Small Lot has a width greater than 400 feet. In particular, the area where the building is located has a width of more than 500 feet. However, the Small Lot has an irregular shape because it follows the edge of the water. The Small Lot becomes very narrow as it nears Woodbury Turnersville Road. In this area, the lot width is approximately 14 feet. Because the Small Lot narrows, the lot frontage is approximately 25 feet.

The Remainder Lot meets all requirements\* except that three existing buildings do not meet the front yard setback or the tract perimeter setback. The required front yard setback and tract perimeter setback are both 75 feet. The existing buildings are 8.6 feet, 9.92 feet and 43.78 feet from the front property line.

The proposed subdivision has no impact on County facilities.

---

\* The Remainder Lot area is 171.87 acres. The lot frontage is greater than 400 feet. The lot depth is greater than 400 feet. The building coverage is less than 20%. The lot coverage is less than 55%. The side yard setback is 39.71 feet. The rear yard setback is greater than 10 feet. The building heights are less than 35 feet. The parking area setbacks are also met.

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>1 Berkshire Drive</b>
	Plan:	M-34-1-19
	Municipality:	Voorhees Township
	Applicant:	Bryant Minor Subdivision
	Abuts County Route:	Cr. 675 Cooper Rd.

Applicant is requesting approval for the subdivision of an existing residential lot into two lots. The remainder lot will maintain the existing home and a new home is proposed on the new lot that will front and have a driveway on Cooper Rd. Cr. 675.



206.13  
27

Berkshire Dr

Cooper Rd

Regan Ln

**Project Name**  
1 Berkshire Drive

**Block**  
206.13

**Lot**  
27

**Town**  
Voorhees



0 15 30 60  
Feet

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

**COUNTY PLAN:  
M-34-1-19**

1 Berkshire Drive  
**PROJECT NAME**

Voorhees, Twp.  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

SITE PLAN  
 PRELIMINARY PLAN  
 OTHER

PLATE: 21.03  
BLOCK: 206.13  
LOT (s): 27

\_\_\_\_\_

**NAME:** Bryant Minor Subdivision

**ADDRESS:** 1 Berkshire Drive

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

**SITE ABUTS COUNTY HIGHWAY:** Cooper Rd. 675

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

**GENERAL**

Applicant is requesting approval for the subdivision of an existing residential lot into two lots. The remainder lot will maintain the existing home and a new home is proposed on the new lot that will front and have a driveway on Cooper Rd. Cr. 675.

**The following documents have been reviewed:**

1. Minor Subdivision Plan for Alluvium-Bryant prepared by Peterman Maxcy Associates, LLC dated 2/25/2019

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Cooper Rd. (CR 675) has a proposed right-of-way of 74 feet, with an existing right-of-way of 74 feet. The applicant is not required to provide additional right-of-way.

## SITE PLAN

1. If Voorhees Township requires sidewalk along the frontage of this property the County will require County Curb along the entire frontage of the property in front of the sidewalk.
2. Sight triangle easements shall be required at all existing and proposed road or street intersections with a county road and at driveways as determined to be necessary by the County Engineer. Sight triangle easements should be in accordance with AASHTO standards and be shown on plans. The applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement area.

A sight triangle and clear area is required at the driveway access to proposed lot 27.01. applicant must draw site triangle on subdivision plan and prepare needed easements if necessary.

### 3. Subdivision Plans Must Conform with the Following Standards:

- 3.0 Design Standards
- 3.2.1 SUBDIVISIONS

As a condition of approval, the Plan must conform to the following standards:

- 3.2.1.1.E.3 Angle of Driveway, The Minor Subdivision Plan should be revised to provide the residential driveway at 90° to the Cooper Road. Due to the high traffic volume and grade of the County Road, a technical waiver to permit the driveway angle of 80° is not recommended.

The applicant, current or future owner or entity applying Right of Way access from the Camden County Division of Permits will be asked to meet the following conditions when applying for the permit.

- 3.2.1.1.E.1 Driveway Width
- 3.2.1.1.E.2 Maximum Driveway Slope
- 3.2.1.1.E.4 Depressed curb and apron and
- 3.2.1.1.E.5 Paved Driveway

## DETAILS

4. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
5. The following County standard details are required for improvements in the County right-of-way. These standards will be required as a condition of County Road Opening Permit:

### Details:

1. Standard 8"X9"X18" Concrete Vertical Curb (if Voorhees Twp. require sidewalk)
2. Standard Depressed Concrete Curb
3. Standard Concrete Sidewalk
4. Standard Concrete Driveway and Concrete Apron

**ADMINISTRATIVE**

6. 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.
7. 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.
8. 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.
9. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
10. 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.
11. Underground irrigation systems shall not be located within the County right-of-way.
12. Applicant is responsible for all environmental permits required.

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

09/19/19  
\_\_\_\_\_  
DATE



Cc: Applicant: N/A  
Applicant Attorney: N/A  
Applicant Engineer: Brain Peterman, PE, CME - [petermaneng@comcast.net](mailto:petermaneng@comcast.net)  
Municipal Planning Board Secretary: Wendy Flite [wflite@voorheesnj.com](mailto:wflite@voorheesnj.com)  
Municipal Review Engineer: Rakesh Darji, PE. [rdarji@erinj.com](mailto:rdarji@erinj.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: BRyant MINOR SUBDIVISION  
Project Address (if applicable) & Municipality: 1 BERKSHIRE DRIVE, Voorhees  
Abuts County Road: CR. 675 (COOPER ROAD) County Route No.: 675

### 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): 21.03  
Block(s): 206.13  
Lot(s): 27

Existing Zoning: MDR  
Variance(s) Required: N/A

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.

M-34-1-19

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: JOHN & ALLISON BEAUNT Phone: 703-801-9035 Fax: ---  
 Address: 1 BERKSHIRE DRIVE Town & State: VOORHEES, NJ Jr  
 Email: \_\_\_\_\_ Zip: 08043  
 Attorney: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Address: \_\_\_\_\_ Town & State: \_\_\_\_\_  
 Email: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Engineer: BRIAN'S PETERZHAN, PE, CMSE  
PETERZHAN MAXLEY ASSOCS Phone: 856-282-7444 Fax: 856-282-7443  
 Address: 189 SLAKEVIEW DRIVE, SUITE 101 Town & State: GIBBSBORO, NJ  
 Email: PETERZHAN ENG @ COMCAST, NJ Zip: 08026

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

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

## Project Description & Statistics:

Short Description of Project: REQUEST FOR MINOR SUBDIVISION APPROVAL  
TO SUBDIVIDE THE EXISTING LOT INTO 2 LOTS. THE  
REMAINDER WILL MAINTAIN THE EXISTING HOME. THE  
NEW LOT WILL BE FOR A PROPOSED DWELLING WITH  
FRONTAGE / DRIVEWAY ONTO COOPER ROAD (CR. 675)

Increase in Impervious Coverage:  YES /  NO Total Increase or Decrease: 3,676 SF  
 Total Amount of Land Disturbed: APPROX 12,000 SF (0.27 ACS +/-)  
 Total Gross SF of all Buildings/ Development: ~ 2363 SF +/- (ESTIMATED)  
 Total New Residential Units: 1  
 Total New Jobs Created: TEMPORARY ONLY WHILE DWELLING IS UNDER CONSTRUCTION.

M-34-1-19

# 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? 1

Size of Existing Lot(s): 57,253.95 SF +/- (1.31 Acs +/-)

Portion to be Subdivided: 31,102.98 SF +/- (0.71 Acs +/-)

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

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

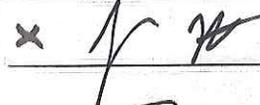
Authorized Municipal Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

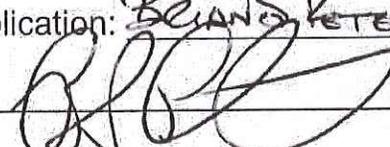
Phone Number: \_\_\_\_\_

## Signatures Required:

Name of Applicant: JOHN + ALLISON BRYANT

Signature of Applicant:  Date: 2/2/19

Agent Completing Application: BEIANE PETERMAN

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

### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: M-34-1-15

### Stamp Date Received Below



<b>STAFF REPORT MEETING OF:</b>	RE:	<b>HHK Winslow Self-Storage</b>
	Plan:	SP-36-3-19
	Municipality:	Winslow Twp.
	Applicant:	HHK Winslow, LLC.
	Abuts County Route:	Cr. 705 Sicklerville Rd.

The applicant is seeking approval for the development of a HHK Winslow Self-Storage facility. The lot, which is currently undeveloped as an agricultural lot, is proposed to be developed as a 78,545 Square Foot (SF) Self-Storage Facility. The property, identified as Block 2901.01, Lot 1, on the Winslow Township Tax Map, fronts Sicklerville Road (CR 705) to the south and is bounded by local roadways Thousand Oak Drive and Andrews Road to the west and east respectively. There is one (1) stormwater management facility and two access points both from local roads. The primary access point intersects Andrews Road. Emergency Access is provided to Thousand Oak Drive. There are no access points proposed along the County Roadway.



Thousand Oak Dr

Sassafras Dr

Andrews Rd

Sicklerville Rd

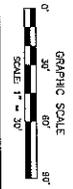
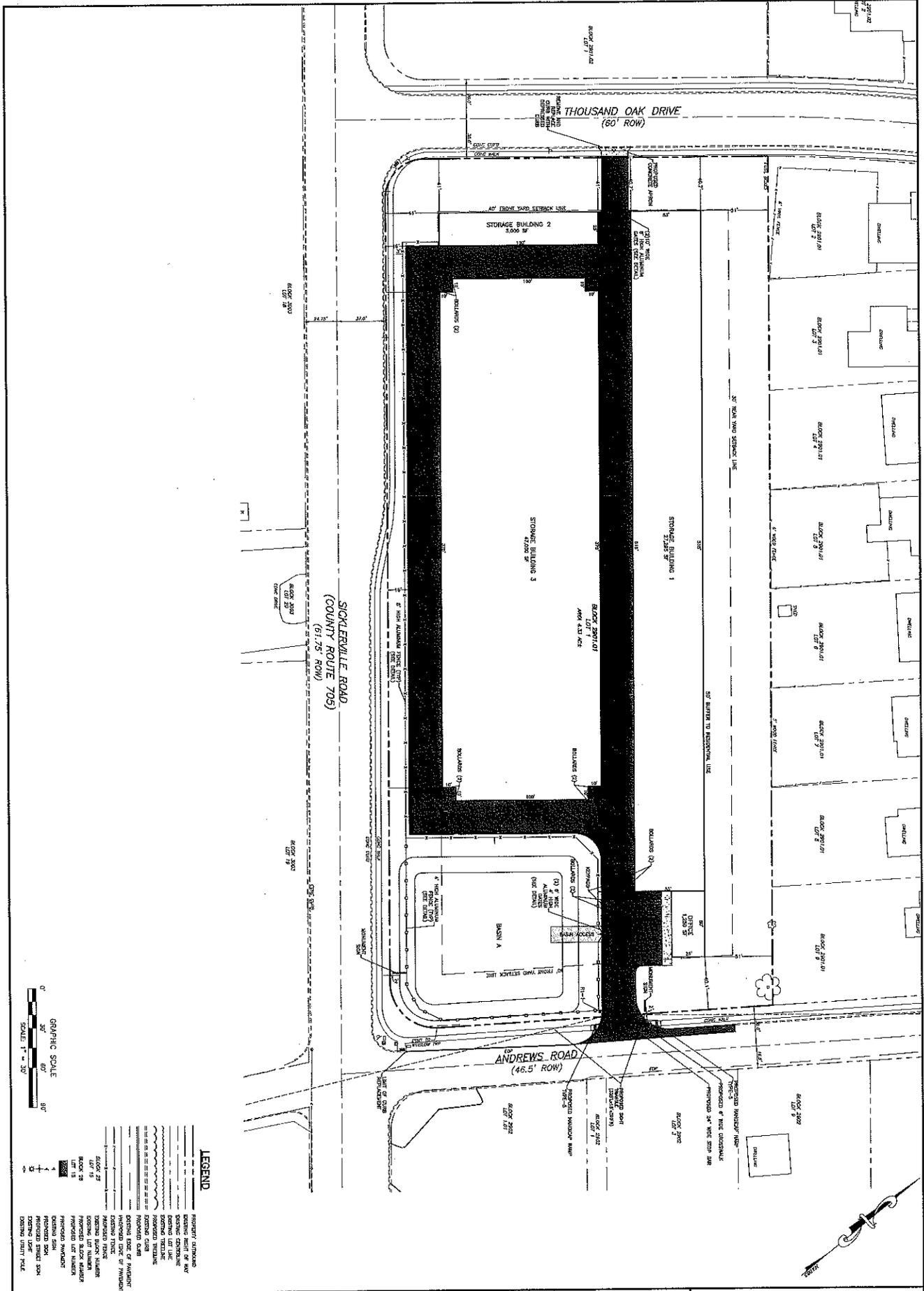
2901.01  
1

**Project Name**  
HHK Self Storage

<b>Block</b> 2901.01	<b>Lot</b> 1	<b>Town</b> Winslow Twp
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- LEGEND**
- PROPERTY BOUNDARIES
  - EXISTING BUILDINGS
  - PROPOSED BUILDINGS
  - EXISTING DRIVEWAYS
  - PROPOSED DRIVEWAYS
  - EXISTING PAVEMENT
  - PROPOSED PAVEMENT
  - EXISTING CURBS
  - PROPOSED CURBS
  - EXISTING SIDEWALKS
  - PROPOSED SIDEWALKS
  - EXISTING UTILITY LINES
  - PROPOSED UTILITY LINES
  - EXISTING EASEMENTS
  - PROPOSED EASEMENTS
  - EXISTING SETBACKS
  - PROPOSED SETBACKS
  - EXISTING FENCES
  - PROPOSED FENCES
  - EXISTING SIGNAGE
  - PROPOSED SIGNAGE
  - EXISTING TREES
  - PROPOSED TREES
  - EXISTING LANDSCAPE
  - PROPOSED LANDSCAPE
  - EXISTING STREET LIGHTS
  - PROPOSED STREET LIGHTS
  - EXISTING UTILITIES
  - PROPOSED UTILITIES

**PREPARED BY**  
**CONSULTING ENGINEER SERVICES**  
 PROFESSIONAL ENGINEERS, PLANNERS & LAND SURVEYORS  
 145 BELFRAN-CROSS NEWS ROAD, SUITE 1, SQUIREVILLE, NJ 08051  
 PHONE: (609) 426-1111 FAX: (609) 426-1112 EMAIL: info@cesnj.com  
 NJ CERTIFICATE OF AUTHORIZATION NO. 1440781720

**MAJOR SITE PLAN**  
**HHK SELF STORAGE**  
 PLATE 29.01, BLOCK 2901.01, LOT 1  
 WINDLOW TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

*Erik R. Littlehales* 2/20/19  
**ERIK R. LITTLEHALES** DATE  
 PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 246E04312700



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

**COUNTY PLAN:  
SP-36-3-19**

HHK Winslow – Self Storage  
**PROJECT NAME**

Winslow  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

PLATE: 29.01

1<sup>st</sup> Review (03/18/19)

PRELIMINARY PLAN

BLOCK: 2901.01

OTHER

LOT (s): 1

**NAME:** HHK Winslow – Self Storage

**ADDRESS:** 307 Sicklerville Road

**CITY:** Winslow **STATE:** NJ **ZIP:** 08081

**SITE ABUTS COUNTY HIGHWAY:** Sicklerville Road (CR 705)

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

**GENERAL**

The applicant is seeking approval for the development of a HHK Winslow Self-Storage facility. The lot, which is currently undeveloped as an agricultural lot, is proposed to be developed as a 78,545 Square Foot (SF) Self-Storage Facility. The property, identified as Block 2901.01, Lot 1, on the Winslow Township Tax Map, fronts Sicklerville Road (CR 705) to the south and is bounded by local roadways Thousand Oak Drive and Andrews Road to the west and east respectively. There is one (1) stormwater management facility and two access points both from local roads. The primary access point intersects Andrews Road. Emergency Access is provided to Thousand Oak Drive. There are no access points proposed along the County Roadway.

**The following documents have been reviewed:**

1. Stormwater Management Report for "Winslow Self Storage", prepared by Consulting Engineer Services; dated December 2018.

2. Final Major Site Plan for "Winslow Self Storage", Grading and Drainage Plan, Sheet 4 of 15, prepared by Consulting Engineer Services; dated December 2018.

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

1. The proposed improvements ultimately disturb one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. The proposed improvements meet the definition of "major developed" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are required.
2. The following revisions should be applied to the HydroCAD model prior to the resubmission of the Stormwater Management Report:
  - a. The Consultant Engineer shall revise and resubmit the Stormwater Management Report for "Winslow Self-Storage", as the HydroCAD model evaluated the tailwater conditions as a "free outfall" when in the existing condition, the tailwater conditions will need to account for the closed storm sewer system (54" RCP) along Sicklerville Road.
  - b. Once the tailwater conditions are established, the freeboard conditions will need to be re-evaluated to ensure the max depth in Basin A remains 1' below the top of the embankment.
  - c. The ultimate discharge location for Basin A (project site) is the existing inlet on Sicklerville Road, designated EX6. This inlet has a grate elevation of 126.81'. The design must provide one foot (1') of freeboard inside inlet EX6 during the 100 year storm to prevent surcharging of the inlet and flooding along Sicklerville Road.
3. In accordance with Section 3.5.2.1.A, storm sewer inlets adjacent to properties under development must be modified to meet the County regulations with bicycle safe grate and Type N eco curb piece.

## **DETAILS**

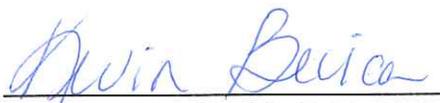
1. All construction or reconstruction within the County right-of-way is to be at County standards, and NJDOT ADA standards. The handicap ramp at the intersection of Andrews Road and Sicklerville Road should be shown to be reconstructed if it does not meet current NJDOT handicap ramp standards.
2. The following County standard details are required for improvements in the County right-of-way.  
Details:
  1. NJDOT handicap ramp detail
  2. Detail 15, Curb and Inlet with Bicycle safe grate and Type "N-eco" curb piece.

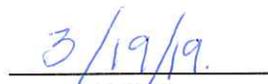
## **ADMINISTRATIVE**

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. Engineer's office before permits to work in the County right-of-way shall be issued.
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.

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

  
\_\_\_\_\_  
DATE



Cc: Applicant: HHK Winslow, LLC, Fax: N/A, Email: [spatron@harvestate.com](mailto:spatron@harvestate.com)  
Applicant Attorney: Robert M. Washburn, Fax: N/A Email: [Robert.washburn@flastergreenberg.com](mailto:Robert.washburn@flastergreenberg.com)  
Applicant Engineer: Consulting Engineer Services, Fax: (856) 232-2346, E-Mail: [elittlehales@ces-1.com](mailto:elittlehales@ces-1.com)  
Municipal Planning Board Secretary: Debbie Wells, Fax: N/A Email: [dwells@winslowtownship.com](mailto:dwells@winslowtownship.com)  
Municipal Review Engineer: Churchill Gary Angus White PE, PP, CME – [gwhite@churchillengineers.com](mailto:gwhite@churchillengineers.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: HHK Self Storage

Project Address (if applicable) & Municipality: 300 Sicklerville Road, Winslow Township

Abuts County Road: Sicklerville Road County Route No.: 705

### 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): 29.01

Block(s): 2901.01

Lot(s): 1

Existing Zoning: Minor Commercial

Variance(s) Required: Use Variance - permit a self-storage facility  
Bulk Variance - provide max lot coverage by buildings  
of 41.6% where 35% is permitted

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-36-2-19

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: HHK Winslow, LLC Phone: 609-448-3300 Fax: \_\_\_\_\_

Address: 188 Tamarack Circle Town & State: Skillman, NJ

Email: SPATRON spatron@Harvestate.com Zip.: 08558

Attorney: Robert M. Washburn Phone: 856-382-2254 Fax: \_\_\_\_\_

Address: 1810 Chapel Ave West Town & State: Cherry Hill, NJ

Email: robert.washburn@flastergreenberg.com Zip.: 08002

Engineer: Erik Littlehales Phone: 856-228-2200 Fax: 856-232-2346

Address: 645 Berlin Cross Keys, Suite 1 Town & State: Sicklerville Road, NJ

Email: elittlehales@ces-1.com Zip.: 08081

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

- | Residential                                    | Commercial                                           | Industrial                                          |
|------------------------------------------------|------------------------------------------------------|-----------------------------------------------------|
| <input type="radio"/> Single Family Detached   | <input type="radio"/> Retail                         | <input type="radio"/> Maintenance/ Repair Shop      |
| <input type="radio"/> Town Homes               | <input type="radio"/> Office                         | <input type="radio"/> Flex Space                    |
| <input type="radio"/> Duplex                   | <input type="radio"/> Restaurant/ Food Establishment | <input checked="" 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: Block 2901.01, Lot 1 is currently utilized as a farm field. The proposed use of property is a self-storage facility. The property will feature a small office for employees, parking for employees, three (3) storage buildings, a stormwater management basin, lighting, landscaping, and other site amenities.

Increase in Impervious Coverage?  YES  NO Total Increase or Decrease: 2.62 AC

Total Amount of Land Disturbed: 4.33 acres

Total Gross SF of all Buildings/ Development: 78,545 SF

Total New Residential Units: N/A

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

SP-36-2-19

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

Size of Existing Lot(s): N/A

Portion to be Subdivided: N/A

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

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

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

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

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

## Signatures Required:

Name of Applicant: HHK Winslow, LLC

Signature of Applicant: [Signature] Co-manager Date: 2-25-19

Agent Completing Application: HHK Winslow, LLC

Signature of Agent: [Signature] Co-manager Date: 2-25-19

### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-36-249

### Stamp Date Received Below



# CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

## Company/ Organization Information

Name of Company/Organization: HHK Winslow, LLC

Is the Company a Corporation? YES  NO

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

Is the Company a Partnership? YES  NO

Is Company an Individual Owner? YES  NO

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

Name	Address	Title
Havestate Group, LLC	188 Tamarack Circle, Skillman, NJ	
Homestake Capital, LLC	1027 Highway #70, Breille, NJ	
Kirkenir Family Limited Partnership, LLC	188 Tamarack Circle, Skillman, NJ	

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

X  Co-Manager  
Signature of Owner & Title

2-25-19  
Date

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

\_\_\_\_\_  
Date

*SP-36-2-19*