

Department of Public Works

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 April 23, 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
B. 101 Haddon Ave.	SP-8-1-19	City of Camden
C. Katz Jewish Community Center	M-12-2-19	Cherry Hill
D. NJ American Water	SP-21-2-19	Lawnside
E. Pilgrim Woods	MJ-36-2-19	Winslow

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

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



CAMDEN COUNTY PLANNING BOARD
Land Development Review

Review List for Meeting

April 23, 2019

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
MJ-1	Carriage Mews	MJ-5-1-19	Berlin Borough	19 lot residential sub-division
SP-2	101 Haddon Ave.	SP-8-1-19	City of Camden	office building access and parking lot improvements
M-3	Katz Jewish Community Center	M-12-2-19	Cherry Hill	2 lot subdivision for future parking expansion
SP-4	NJ American Water	SP-21-2-19	Lawnside	Regional Operations Facility - offices , warehousing space and utility yard
MJ-5	Pilgrim Woods	MJ-36-2-19	Winslow	13 lot residential subdivision

Camden County Planning Board
County Public Works Complex, Lindenwold
6:00 PM
March 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 February 26, 2019 meeting by Mr. Schina and seconded by Mr. Pillo, all present were in favor.

Review of Projects for Board Action

M-15-2-19

420 Turnersville Rd.

Gloucester Twp.

Mark Asselta, Esq., Anthony LaRosa, PE and James Lex were present for the application.

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.

Applicant received approval without comments from the local. Will send copy of the resolution when recorded.

All access will be from Collier Drive. Only subdividing the land.

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

M-34-1-19

1 Berkshire Drive

Voorhees

Brian Peterman, PE was present for application.

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 Applicant agrees with all County Engineer's comments.

Going before Voorhees Planning Board on 3/27/19.

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

Robert Washburn, Esq. and Eric Littlehales, PE were present for the application.

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.

Applicant received final approval from Winslow.

Still in design for the storage units.

Applicant agrees with all County Engineer's comments, will upgrade inlets on Sicklerville Road and check handicap ramp.

A motion was made by Mr. Pillo and seconded by Mr. Schina to approve this application with condition on storm water management; all present were in favor.

PUBLIC COMMENTS

None.

CHAIRMAN'S REPORT

None.

ATTORNEY'S REPORT

None.

COUNTY ENGINEER'S REPORT

None.

COUNTY PLANNING REPORT

Andrew spoke about Marijuana legalization and how the different municipalities will deal with it.

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

STAFF REPORT MEETING OF:	RE:	Carriage Mews
	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.



Project Name
Carriage Mews Major Subdivision

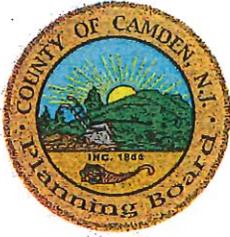
Block
2400

Lot
27 & 28

Town
Berlin Borough



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 Watsontown-New Freedom Road

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

SITE ABUTS COUNTY HIGHWAY: CR 691 – Watsontown-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.

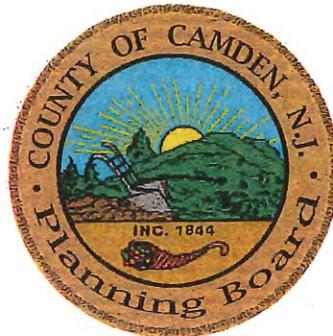
4. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
5. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. 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

Peterman • Maxcy Associates, LLC

ENGINEERING • SURVEYING • PLANNING



Memorandum

To: Kevin Becica, Andrew Levecchia
Cc: Jason Schaeffer
From: Brian S. Peterman
Subject: Carriage Mews Major Subdivision
Your File No. MJ-5-1-19
Date: 4/2/19

On Monday, April 1st, we mutually met to discuss the review comments presented in your 3/19/19 review letter particularly related to the road improvements within Watsontown-New Freedom Road (aka Co Route 691).

In summary, we were asked to review the existing conditions between the end of curb at the northwest radius of Wyndam Road and continue installation of curbing from that endpoint to the existing farmhouse driveway. At the farmhouse driveway, a depressed curb shall be placed along the opening and then provide a curb taper at the northwest side of that driveway. The existing farmhouse driveway shall be improved with a minimum 25 feet depth of either bituminous asphalt or concrete.

Furthermore, the resultant gap between the proposed curbing along Watsontown-New Freedom Road as described above and the existing edge of pavement shall be improved with a six (6") inch depth of dense graded aggregate (DGA). This is in preparation for the future County improvements to Watsontown-New Freedom Road.

Subsequent to our mutual site meeting, we conducted a site visit to determine the proximity of the existing utility pole and the end of curb at the northwest radii of Wyndam Road. A field measurement was taken from the projected back of curb and the face of the existing utility pole. The resultant measurement was 22 inches, thus exceeding your desired minimum offset of 18 inches.

We will prepare plan revisions to address the above discussion and also to respond to the balance of the comments presented in your 3/19/19 review letter.

BSP/plm 15139 4-2-19 memo

189 S. Lakeview Drive
Suite 101
Gibbsboro, NJ 08026
(856) 282-7444 FAX (856) 282-7443

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021

Phone: 856.566.2978 Fax: 856.566.2988
E-mail: planningdivision@camdencounty.com

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Carriage Mews

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

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

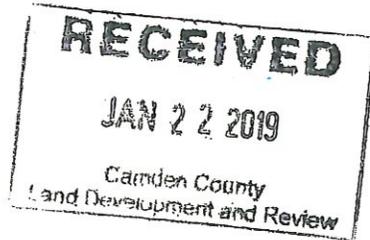
Type of Submission (please check one):

- 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

Block(s): 2400

Lot(s): 27 & 28

Existing Zoning: R-1 (Residential District)

Variance(s) 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.

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: 856 889 0773
 Address: PO Box 560 Town & State: Berlin NJ
 Email: Jason@schaefferhomes.com Zip.: 08009

Attorney: Rick Hoff Phone: 856 795-0158 Fax: 856-795 0312
 Address: 25 Chestnut Street #3 Town & State: Haddonfield, NJ
 Email: RHoff@bisgauerhoff.com Zip.: 08033

Engineer: Brian S Peterman, PE^{CME} Phone: 856 282 7444 Fax: 856 282 7443
 Address: 1895 Lakeview Drive, Suite 101 Town & State: Gibbstown, NJ
 Email: petermaneng@comcast.net Zip.: 08026

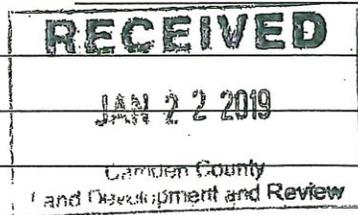
Proposed Use (please check all that apply):

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

Project Description & Statistics:

Short Description of Project: Existing Lots 27 & 28 are proposed to be subdivided for 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: _____



MJ-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, 0.43 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: _____

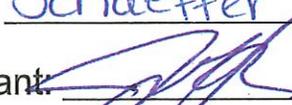
Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: Schaeffer Land LLC

Signature of Applicant:  Date: 1/15/19

Agent Completing Application: _____

Signature of Agent:  Date: 1/15/19

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: MS-5-1-19

RECEIVED
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 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

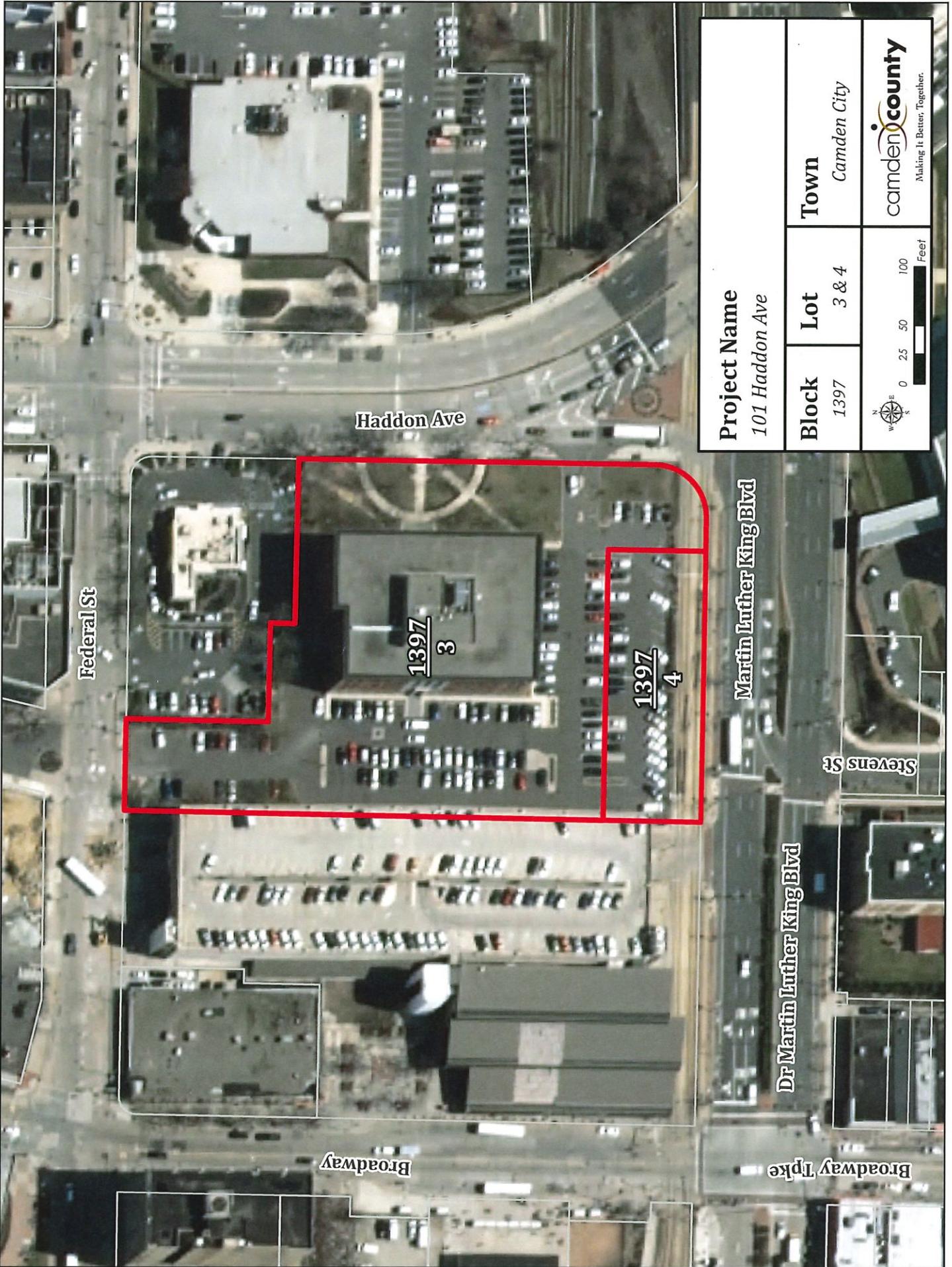
Date

MO-5-1-19

STAFF REPORT MEETING OF:	RE:	101 Haddon
	Plan:	8/1/2019
	Municipality:	City of Camden
	Applicant:	Camden County Improvement Authority
	Abuts County Route:	Cr. 561 Haddon Ave.

Applicant is seeking approval to modify the parking lot and access of an existing office building in the City of Camden. The office building is bordered by two (2) County Highways - Cr. 561 Haddon Ave. and Cr. 537 Federal St. Access along Cr. 561 Haddon Ave. is being modified from a two-way driveway with egress and ingress (right in and right out only) to a right in only and no egress. As a result, the existing gate will be relocated to better serve the narrowed driveway and provide for a new guard station. The Federal St. (Cr. 537) access will change from a limited access driveway to a full access driveway with separate gated egress and ingress in which all traffic exiting the site will leave through this exit.

The applicant has worked extensively with the County Planning and Engineering staff to deliver site plans that meet all County requirements before appearing before the Camden County Planning Board. Items mentioned in this review letter have been already met and represented on site plans or have been previously agreed upon by the applicant.



Haddon Ave

Federal St

1397
3

1397
4

Martin Luther King Blvd

Stevens St

Dr Martin Luther King Blvd

Broadway

Broadway Tpke

Project Name
101 Haddon Ave

Block
1397

Lot
3 & 4

Town
Camden City



0 25 50 100
Feet

camdencounty
Making It Better, Together.



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

**COUNTY PLAN:
SP-8-1-19**

101 Haddon Ave.

PROJECT NAME

City of Camden

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: _____

PRELIMINARY PLAN

BLOCK: 1397

OTHER

LOT (s): 3 & 4

NAME: Camden County Improvement Authority

ADDRESS: 2220 Voorhees Town Center

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

SITE ABUTS COUNTY HIGHWAY: Cr. 561 Haddon Ave. and Cr. 537 Federal St.

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

GENERAL

Applicant is seeking approval to modify the parking lot and access of an existing office building in the City of Camden. The office building is bordered by two (2) County Highways - Cr. 561 Haddon Ave. and Cr. 537 Federal St. Access along Cr. 561 Haddon Ave. is being modified from a two-way driveway with egress and ingress (right in and right out only) to a right in only and no egress. As a result, the existing gate will be relocated to better serve the narrowed driveway and provide for a new guard station. The Federal St. (Cr. 537) access will change from a limited access driveway to a full access driveway with separate gated egress and ingress in which all traffic exiting the site will leave through this exit.

The applicant has worked extensively with the County Planning and Engineering staff to deliver site plans that meet all County requirements before appearing before the Camden County Planning Board. Items mentioned in this review letter have been already met and represented on site plans or have been previously agreed upon by the applicant.

The following documents have been reviewed:

1. Site plan entitled 101 Haddon Ave, prepared by PS&S Engineering; dated 02/21/2019 and revised 04/02/2019.
2. Stormwater Management Report for 101 Haddon Ave, prepared by PS&S Engineering; dated January 21, 2019.
3. Transportation Assessment "101 Haddon Ave. Office Building Improvements, prepared by TPD, INC dated February 20th, 2019.
4. Land Title Survey for 101 Haddon Ave, prepared by CES Engineering, dated February 18,2019.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Cr. 561 Haddon Ave. and Cr. 537 Federal St both have proposed right-of-was of 66 feet and both have an existing right-of-way of 66 feet. The applicant is not required to provide additional right-of-way.

SITE PLAN

1. 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.
2. The site plan should include stop signs and stop bars at each driveway entering the County Road.
3. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

3.3.1 Access Location, Access Spacing, Access Restrictions, and Intersection Design
Applicant is proposing to change the access along Haddon Ave. from a two-right-in right-out driveway to a one-way right-in only driveway

3.3.1.10. D Corner Radii / Curb Return Radii / Driveway Aprons
Applicant originally proposed a 10ft curb radius at the driveway along Federal St. A 10ft curb radius exceeds the minimum for Camden County Development Regulation and a 25ft radius has been requested and agreed upon by the applicant.

3.3.1.10. E Driveway and Apron Material
Applicant proposed to replace the driveway apron along Federal St. driveway.

3.3.1.10. F Americans with Disabilities Act (ADA) Requirements
All designs of any ADA Ramps along County Highways must meet current design standards. Please consider that Federal Street is a concrete roadway and the

and disturbance should be limited to outside of the road surface. Current Permit Development Regulations require full slab reconstruction of road surface if disturbed during construction.

3.3.1.10. G **Stop Sign and Stop Bar (*Plan Conforms*)**

STORMWATER MANAGEMENT NJAC 7:8

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

DETAILS

5. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
6. 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
7. Depressed curbing shall be installed at all driveways on County roads.
8. 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 Vertical Concrete Curb Taper
 3. Standard Concrete Sidewalk
 4. Standard Concrete Driveway and Concrete Apron
 5. Concrete Pavement Repair 23 and 24

ADMINISTRATIVE

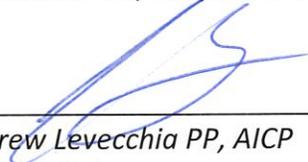
9. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
10. All Camden County Planning Board Approvals are contingent upon 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.
11. 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.

12. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
13. 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.
14. 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.
15. Underground irrigation systems shall not be located within the County right-of-way.
16. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

17. Applicant is responsible for all environmental permits required.



Andrew Levecchia PP, AICP
County Planner

4/11/2019

DATE



Cc: Applicant: Mike Hagarty - Michael.Hagarty@camdencounty.com
Applicant Attorney: Mark P. Asselta, ESQ. - masselta@brownconnery.com
Applicant Engineer: Kyle Rutherford PE., krutherford@psands.com
Municipal Planning Board Secretary: Angela Miller - AnMiller@ci.camden.nj.us
Municipal Review Engineer: Dena Moore Johnson PE, CME - 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

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:

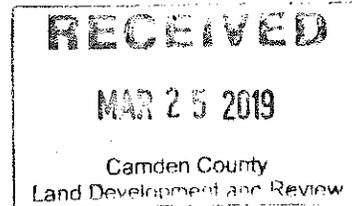
Project Name: 101 Haddon Avenue

Project Address (if applicable) & Municipality: 101 Haddon Avenue, Camden, NJ

Abuts County Road: Haddon Avenue and Federal Street County Route No.: 561 and 537

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: Center City District

Block(s): 1397

Variance(s) Required: See attached Rider

Lot(s): 3 & 4

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

SP-8-1-19

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Camden County Improvement Authority Phone: 856-751-2242 Fax: 856-566-3105

Address: 2220 Voorhees Town Center Town & State: Voorhees, NJ

Email: michael.haggerty@camdencounty.com Zip.: 08043

Attorney: Mark P. Asselta, Esquire 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: Kyle Rutherford P.E., Paulus, Sokolowski and Sartor, LLC Phone: 856-335-6000 Fax: _____

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

Email: mruthersford@psands.com Zip.: 08003

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: _____

Project Description & Statistics:

Short Description of Project: See attached Rider.

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: Decrease of .04 acres

Total Amount of Land Disturbed: .61 acres

Total Gross SF of all Buildings/ Development: Existing building - 100,000 sq. ft.

Total New Residential Units: N/A

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): Lot 3 - 2.3 acres, Lot 4 - .45 acres Lots to be consolidated, _____

Portion to be Subdivided: N/A

Municipal Use:

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: Camden County Improvement Authority

Signature of Applicant: *James Lex* Date: 3-22-19

Agent Completing Application: Beth L. Marlin, Esquire

Signature of Agent: *Beth L. Marlin* Date: 3/14/19

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-8-1-19

Stamp Date Received Below

RECEIVED

MAR 25 2019

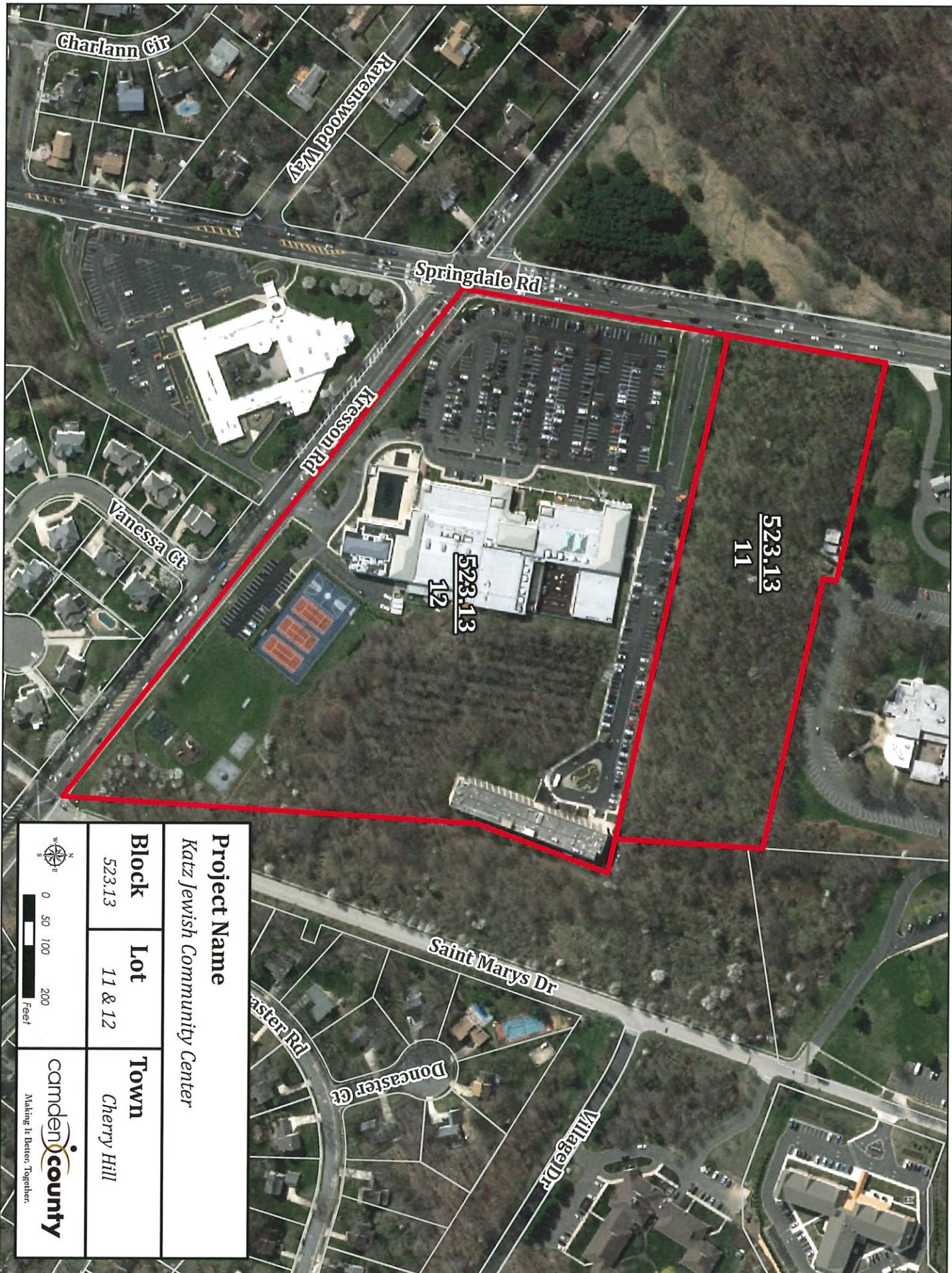
Camden County
Department and Review

STAFF REPORT MEETING OF:	RE:	Katz Jewish Community Center
	Plan:	M-12-2-19
	Municipality:	Cherry Hill
	Applicant:	Jewish Federation of Southern New Jersey
	Abuts County Route:	Cr. 673 Springdale Rd.

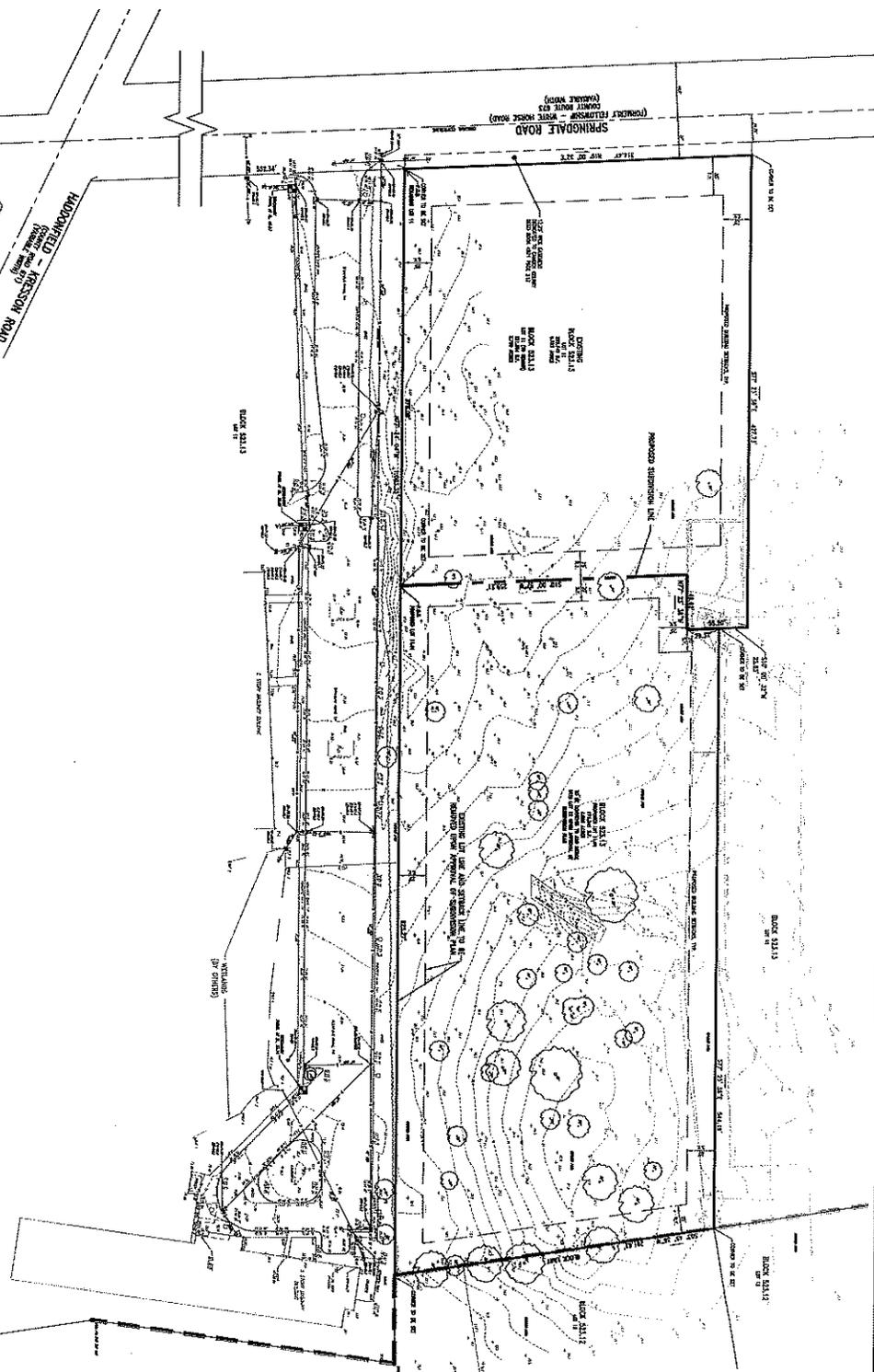
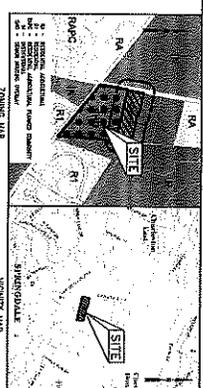
The applicant is seeking approval to subdivide Block 523.13 Lot 11 in to two lots. One lot will be Lot 11 totaling 2.789 acres and the other 4-acre lot will be consolidated into existing Lot 12. Acers will be consolidated into existing Block 523.13 Lot 12.

This is simply a subdivision and reconsolidation of land along a County Rd. and no construction is being considered now.

The applicant and all subsequent owners of the land in subject must return to this Board once site and development plans are being considered.



Project Name Katz Jewish Community Center		
Block 523.13	Lot 11 & 12	Town Cherry Hill
		
		



SITE STATISTICS

OWNER: ST. LAWRENCE CHURCH, 10000 SPRINDALE ROAD, HADDONFIELD, NJ 08033

DATE: 10/15/2011

PROJECT: CHURCH RECONSTRUCTION

APPLICANT: ST. LAWRENCE CHURCH

DESIGNER: KATZ, JOC PAVING EXPANSION

DATE: 10/15/2011

PROJECT: CHURCH RECONSTRUCTION

APPLICANT: ST. LAWRENCE CHURCH

DESIGNER: KATZ, JOC PAVING EXPANSION

DATE: 10/15/2011

PROJECT: CHURCH RECONSTRUCTION

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APPLICANT: ST. LAWRENCE CHURCH

DESIGNER: KATZ, JOC PAVING EXPANSION

DATE: 10/15/2011

PROJECT: CHURCH RECONSTRUCTION

APPLICANT: ST. LAWRENCE CHURCH

DESIGNER: KATZ, JOC PAVING EXPANSION

ZONING REQUIREMENTS

R1 - RESIDENTIAL ZONE

MINIMUM LOT AREA: 10,000 SQ. FT.

MINIMUM FRONT YARD SETBACK: 25 FT.

MINIMUM SIDE YARD SETBACK: 5 FT.

MINIMUM REAR YARD SETBACK: 10 FT.

MINIMUM FRONT PORCH DEPTH: 6 FT.

MINIMUM FRONT PORCH WIDTH: 6 FT.

MINIMUM FRONT PORCH HEIGHT: 6 FT.

MINIMUM FRONT PORCH SETBACK: 6 FT.

MINIMUM FRONT PORCH SETBACK: 6 FT.

NOTES

1. EXISTING UTILITIES SHOWN ARE APPROXIMATE.

2. ALL DIMENSIONS ARE IN FEET AND INCHES.

3. THE AREA OF THIS SITE IS 10.00 ACRES.

4. THE TOTAL AREA OF THE SITE IS 435,600 SQ. FT.

5. THE TOTAL AREA OF THE SITE IS 435,600 SQ. FT.

6. THE TOTAL AREA OF THE SITE IS 435,600 SQ. FT.

7. THE TOTAL AREA OF THE SITE IS 435,600 SQ. FT.

8. THE TOTAL AREA OF THE SITE IS 435,600 SQ. FT.

9. THE TOTAL AREA OF THE SITE IS 435,600 SQ. FT.

10. THE TOTAL AREA OF THE SITE IS 435,600 SQ. FT.



GRAPHIC SCALE: 1" = 40'

DATE: 10/15/2011

PROJECT: CHURCH RECONSTRUCTION

APPLICANT: ST. LAWRENCE CHURCH

DESIGNER: KATZ, JOC PAVING EXPANSION

DATE: 10/15/2011

PROJECT: CHURCH RECONSTRUCTION

APPLICANT: ST. LAWRENCE CHURCH

DESIGNER: KATZ, JOC PAVING EXPANSION

DATE: 10/15/2011

MINOR SUBDIVISION PLAN

KATZ, JOC PAVING EXPANSION

PLAT NO. 2011-0001

DATE: 10/15/2011

PROJECT: CHURCH RECONSTRUCTION

APPLICANT: ST. LAWRENCE CHURCH

DESIGNER: KATZ, JOC PAVING EXPANSION

DATE: 10/15/2011

PROJECT: CHURCH RECONSTRUCTION

APPLICANT: ST. LAWRENCE CHURCH

DESIGNER: KATZ, JOC PAVING EXPANSION



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

**COUNTY PLAN:
SP-12-2-19**

Katz Jewish Community Center

PROJECT NAME

Cherry Hill

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

SITE PLAN

PLATE: 331

PRELIMINARY PLAN

BLOCK: 523.13

OTHER

LOT (s): 11 and 12

NAME: Jewish Federation of Southern New Jersey

ADDRESS: 1301 Springdale Road

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

SITE ABUTS COUNTY HIGHWAY: Cr. 673 Springdale Rd.

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

GENERAL

The applicant is seeking approval to subdivide Block 523.13 Lot 11 in to two lots. One lot will be Lot 11 totaling 2.789 acres and the other 4-acre lot will be consolidated into existing Lot 12. Acres will be consolidated into existing Block 523.13 Lot 12.

This is simply a subdivision and reconsolidation of land along a County Rd. and no construction is being considered now.

The applicant and all subsequent owners of the land in subject must return to this Board once site and development plans are being considered.

The following documents have been reviewed:

1. Minor Subdivision Plan for Katz JCC Parking Expansion, prepared by Land Dimensions, April 4th, 2019.

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.



Andrew Levecchia PP, AICP
County Planner

4/11/2019
DATE



Cc: Applicant: JCC lcohen@jfedsnj.org
Applicant Attorney: Rhonda R. Feld, Esq., rfeld@shermansilverstein.com
Applicant Engineer: Kyle Rutherford, PE., krutherford@psands.com
Municipal Planning Board Secretary: Lorissa Luciani, PP/AICP - LLuciani@chtownship.com
Municipal Review Engineer: Stacey Arcari, PE - sarcari@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

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:

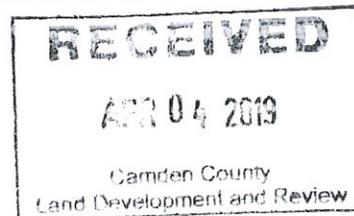
Project Name: Katz Jewish Community Center Parking Lot Expansion

Project Address (if applicable) & Municipality: 1301 Springdale Road, Cherry Hill, NJ 08003

Abuts County Road: 673 & 671 County Route No.: 673

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.: Unknown Date Originally Approved: 1993

- Resubmission of Major Subdivision
Original Major Subdivision Application No.: _____ Date Originally Approved: _____

Tax Map Data:

Plate(s): 331 Existing Zoning: Institutional (Senior Housing Overlay) Zone
Block(s): 523.13 Variance(s) Required: Maximum Parking Spaces
Lot(s): 12 & Portion of 11

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-12-2-19

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Jewish Federation of Southern New Jersey **Phone:** 856-424-4444 **Fax:** 856-751-6804
Address: 1301 Springdale Road **Town & State:** Cherry Hill, NJ
Email: lcohen@jfedsnj.org **Zip.:** 08003
Attorney: Sherman, Silverstein, Kohl **Phone:** 856-661-0700 **Fax:** 856-773-5303
Address: 308 Harper Drive, Suite 200 **Town & State:** Moorestown, NJ
Email: rfeld@shermansilverstein.com **Zip.:** 08057
Engineer: Paulus, Sokolowski & Sartor, LLC **Phone:** 856-335-6000 **Fax:** 856-294-5181
Address: ATTN.: William Salmon 1909 Route 70 East, Suite 307 **Town & State:** Cherry Hill, NJ
Email: krutherford@psands.com **Zip.:** 08003

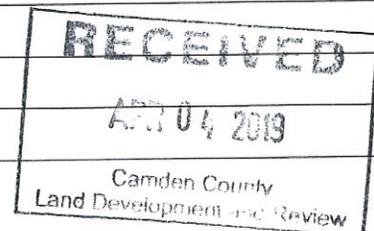
Proposed Use (please check all that apply):

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

Project Description & Statistics:

Short Description of Project: The scope of this project is to expand the parking infrastructure at the Katz Jewish Community Center. Additional ground is being acquired so that additional parking spaces can be added in order to improve traffic patterns along the northerly corridor leading toward the senior living center and servicing the Early Childhood Center, as well as to increase the availability of parking for members of the Jewish Community Center. A minor subdivision is needed to acquire the additional acreage.

Increase in Impervious Coverage?: YES/ NO **Total Increase or Decrease:** 1.95 acres
Total Amount of Land Disturbed: 4.54 acres
Total Gross SF of all Buildings/ Development: 102,801.6 SF (existing)
Total New Residential Units: 0
Total New Jobs Created: 0



M-12-2-19

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? 1, but the new lot will be consolidated into the existing lot

Size of Existing Lot(s): Lot 12, 19.57 acres; Lot 11, 6.8 acres

Portion to be Subdivided: Lot 11, 2,789 acres; Lot 11A, 4.0 acres

Municipal Use:

Title of Municipal Official: DIRECTOR OF COMMUNITY DEVELOPMENT

Authorized Municipal Signature: _____ Date: 12/12/2018

Transmittal Date (if applicable): 12/12/2018

Phone Number: 856-661-4137

Signatures Required:

Name of Applicant: Jewish Federation of Southern New Jersey

Signature of Applicant: _____ Date: _____

Agent Completing Application: Les Cohen, Executive Director, JCC
Rhonda R. Feld, Esquire

Signature of Agent: _____ Date: _____

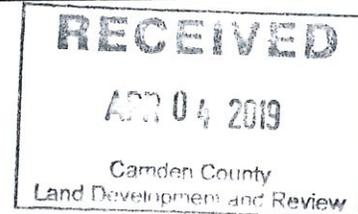
For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: M-12-2-19

Stamp Date Received Below





Board of Directors 2017 – 2018

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Glenn Fuhrman, Esq.**

Vice President and President Elect:

Neil Levin, M.D.**

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Ivy Brown Rovner**

Brad A. Molotsky, Esq.**

Harry Platt**

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Jennifer Dubrow Weiss**

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Arthur Abramowitz, Esq.

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Caroline Austin, Esq.

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Rabbi Benjamin David

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Mark Fendrick

Richard J. Goldstein, Esq.**

Jeffrey Gottlieb**

Larry Gottlieb**

Milt Gottschalk**

Melissa M. Grossman, Esq.

David Gutin, Esq.**

Dr. Myra Gutin**

Harry Horwitz, Esq.

Adam Kaminer

Dr. Jodi Kaufman Cooper

Andi Levin

Scott Levine, Esq.

Leon L. Levy*

Dr. Stacy Lewin Farber

Ronald Lieberman, Esq.

Rabbi Steven Lindemann

Donald Love**

Judy Love*

Dr. Howard Mendel

Hope Morgan**

Barbara W. Pick, C.P.A.**

Bernie Platt

Matthew Podolnick, Esq.

Jennifer Provda**

Jeffrey Resnick, Esq.

Mark R. Rosen, Esq.

Dr. Sydria Schaffer

Allison Schulman, C.P.A.

Harriet Schulman**

Joel Schwartz, C.P.A.**

Robert E. Schwartz, Esq.**

Scott Seligman

Rebecca Sernovitz

Harvey Shapiro, Esq.**

Mark Shapiro, Esq.**

Dr. Janine M. Sobel

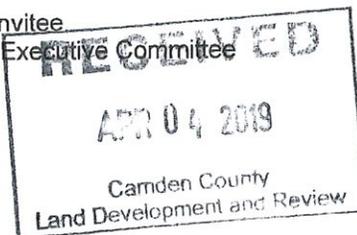
Dr. Missy Wayne.

Solicitor:

M. Zev Rose, Esq.

*Invitee

**Executive Committee

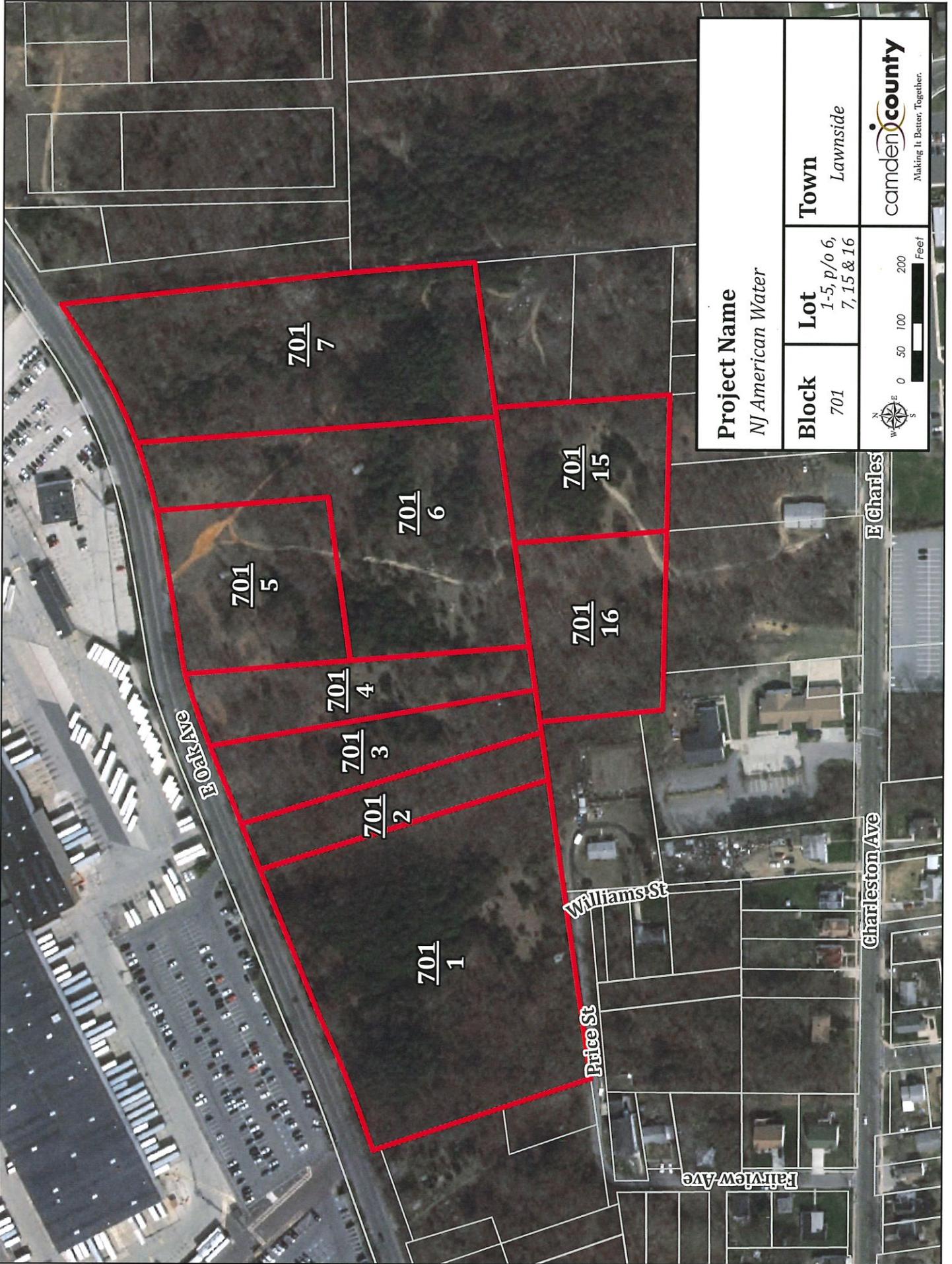


Staff: Ronit Boyd
Amy Clayman

M-12-2-19

STAFF REPORT MEETING OF:	RE:	NJ American Water
	Plan:	SP-21-2-19
	Municipality:	Lawnside
	Applicant:	NJ American Water
	Abuts County Route:	Cr. 667 Oak Ave.

The applicant proposes the development of a Regional Operations Facility that is to include administrative office space, warehousing space, utility work yard and storage areas, in addition to parking areas for 172 vehicles and staging areas for utility vehicles, loading areas, security fencing and landscaping, utility, and other improvements.



Project Name NJ American Water		Town Lawnside
Block 701	Lot 1-5, p/o 6, 7, 15 & 16	

NO.	DATE	REVISION
1	08/11/11	ISSUED FOR PERMITTING
2	08/11/11	REVISED PER PERMITS
3	08/11/11	REVISED PER PERMITS
4	08/11/11	REVISED PER PERMITS
5	08/11/11	REVISED PER PERMITS
6	08/11/11	REVISED PER PERMITS
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100	08/11/11	REVISED PER PERMITS

PROPOSED OPERATION CENTER
NEW JERSEY AMERICAN WATER
 BLOCK 701, LOT 1
 EAST OAK AVENUE
 BOROUGH OF LAWNSIDE, CAMDEN COUNTY, N.J.

JEFFERIS
ENGINEERING
LLC ASSOCIATES, LLC
 801 HIGHLAND AVENUE
 PHILADELPHIA, PA 19104
 PHONE: 215-581-1234
 FAX: 215-581-1234
 WWW.JEPPROJ.COM

THE STATE OF NEW JERSEY
DEPARTMENT OF TREASURY
OFFICE OF REVENUE
 100 WASHINGTON STREET
 PHILADELPHIA, PA 19107

C-1.0
SITE IMPROVEMENT
PLAN
(OVERALL)

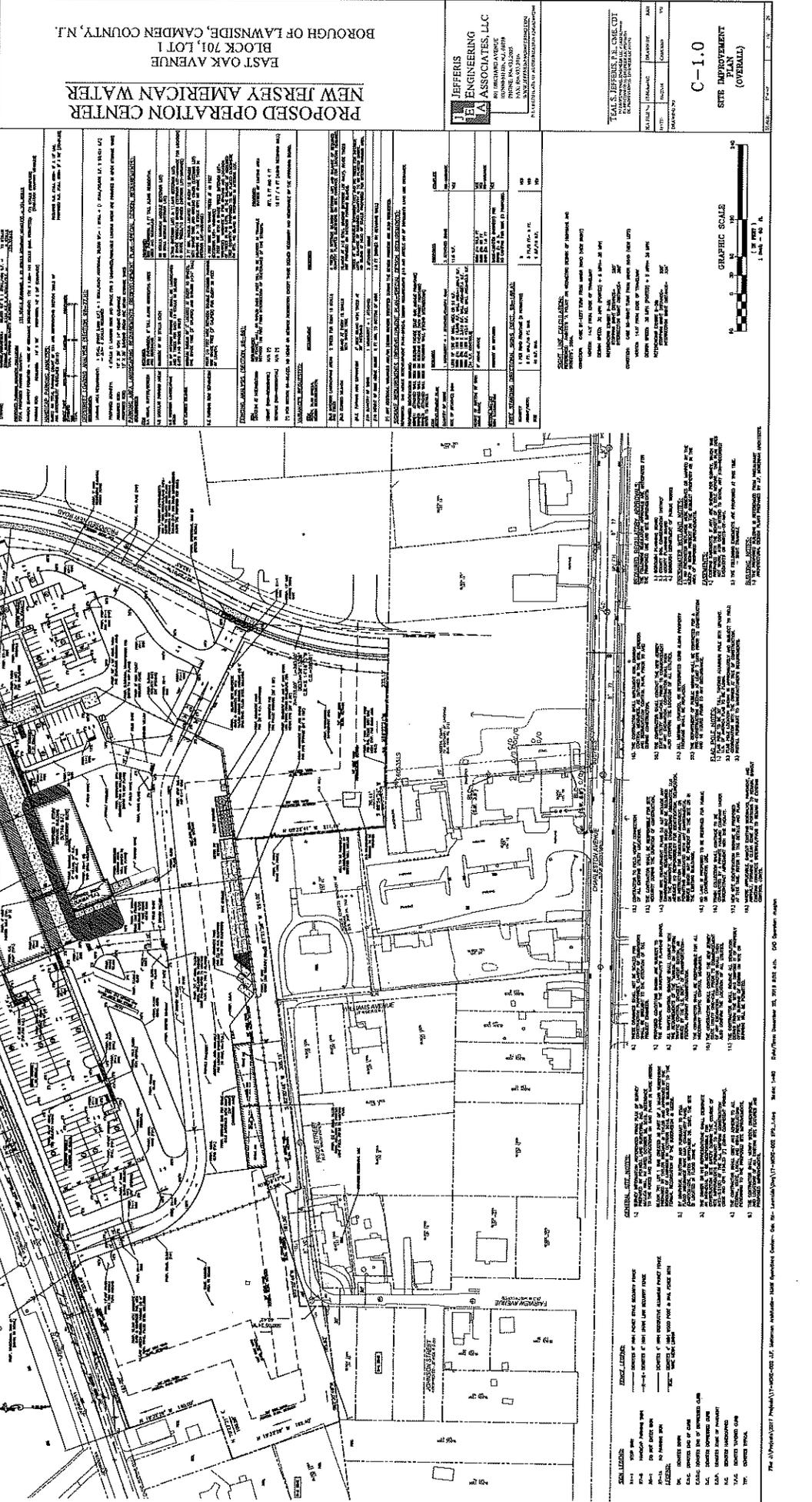
SCALE: 1" = 40'

DATE: 08/11/11

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]



GENERAL NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
3. ALL UTILITIES SHALL BE LOCATED AND DEPT. OF TREASURY SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION.
4. ALL ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AISC STEEL ERECTORS' INSTITUTE (AISC) CODE OF STANDARDS FOR STRUCTURAL STEEL CONSTRUCTION.
5. ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ACI 308 CONCRETE CURING AND PROTECTION TREATMENT.
6. ALL FOUNDATION SHALL BE CAST AND CURED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ACI 308 CONCRETE CURING AND PROTECTION TREATMENT.
7. ALL EXTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA GREEN BUILDING PRACTICE GUIDE.
8. ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA GREEN BUILDING PRACTICE GUIDE.
9. ALL MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
10. ALL MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
11. ALL MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
12. ALL MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
13. ALL MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
14. ALL MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
15. ALL MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
16. ALL MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
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19. ALL MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
20. ALL MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.



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

**COUNTY PLAN:
SP-21-2-19**

New Jersey American Water Lawnside
Regional Operations Center
PROJECT NAME

Borough of Lawnside
MUNICIPALITY

<u>TYPE OF PLAN</u>	<u>TAX MAP DATA</u>	<u>REVIEW STATUS</u>
<input checked="" type="checkbox"/> SITE PLAN	PLATE: <u>7</u>	_____
<input type="checkbox"/> PRELIMINARY PLAN	BLOCK: <u>701</u>	
<input type="checkbox"/> OTHER	LOT (s): <u>1-5; p/o 6, 7, 15 & 16</u>	

NAME: New Jersey American Water Lawnside Regional Operations Center

ADDRESS: East Oak Avenue & Proposed New Road

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 proposes the development of a Regional Operations Facility that is to include administrative office space, warehousing space, utility work yard and storage areas, in addition to parking areas for 172 vehicles and staging areas for utility vehicles, loading areas, security fencing and landscaping, utility, and other improvements.

The following documents have been reviewed:

1. Site plans entitled "Major Site Plan – Proposed Operation Center New Jersey American Water", prepared by Teal S. Jefferis, P.E., C.M.E., C.D.T., Jefferis Engineering Associates, LLC; dated August 22, 2018 and revised through March 21, 2019.
2. County Roadway Improvement Plans entitled "Proposed Operation Center New Jersey American Water", prepared by Teal S. Jefferis, P.E., C.M.E., C.D.T., Jefferis Engineering Associates, LLC; dated March 6, 2019 and revised March 21, 2019.
3. Stormwater Runoff & Management Calculations Report for "Proposed Operations Center New Jersey American Water", prepared by Teal S. Jefferis, P.E., C.M.E., C.D.T., Jefferis Engineering Associates, LLC; dated November 2018 and revised December 2018.
4. Transportation Assessment for "New Jersey American Water", prepared by Traffic Planning and Design, Inc., dated November 15, 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 additional right-of-way through a dedication to Camden County to widen East Oak Avenue from the centerline forty feet (40') along the applicant's frontage to the intersection with the proposed new road.
 - a. The site plan should be revised to indicate the right-of-way dedication to Camden County.
 - b. The right-of-way dedication should extend from the existing right-of-way to the proposed right-of-way, which is measured forty feet (40') from the roadway centerline.
 - c. 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.
 - 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. 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 the required easement area.

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 current plans show a full depth asphalt improvement extending to the curb face to the sawcut line. The plans should be revised to include a note that additional full depth asphalt

improvement or 2" mill and overlay areas within East Oak Avenue (C.R. 667) may be required during construction by the municipal engineer, County Engineer or County Public Works Director.

3. The applicant will be widening East Oak Avenue (C.R. 667) along the applicant's frontage to the intersection of the Proposed New Road. During pre-application meetings with the applicant, Camden County agreed to maintain the roadway centerline crown at the current location in the roadway cross section with the road widening.
4. Typical road cross sections should be provided showing the full cross section of East Oak Avenue (C.R. 667) curb to curb with the travel lane widths, center turn lane widths, bike lane widths, and the roadway crown location.
5. All storm inlets and structures within the County right-of-way should be numbered and labeled on the roadway plans and profiles (Sheets 2-4) and on the roadway cross section (Sheets 3-8). Proposed sanitary sewer and water laterals should also be provided on the plans.
6. Additional roadway cross sections at the locations of the proposed storm sewer structures should be added to the Roadway Improvement Plans. The location of these storm sewer structures must be coordinated between the Roadway Improvement Plans and the Site Plans.
7. Proposed sanitary sewer and water laterals should be labeled on the roadway profiles.
8. General note 8 of the Roadway Improvement Plans should state that all concrete shall be 4,500psi.
9. The ADA 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 ADA ramps and sidewalks are in compliance with ADA standards within the Public right-of-way.
10. An ADA ramp detail with truncated domes should be added to the Roadway Improvement Plans.
11. A north arrow should be added to Sheet 4 of 9.

TRAFFIC

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. Oak Avenue (CR 667) and UPS Driveway 1/Proposed Access
 - b. Oak Avenue (CR 667) and Proposed New Street
 - c. Proposed New Street and Business Park Access/Proposed Access
12. The 18-acre property is part of an overall redevelopment plan identified as the Oak Avenue Redevelopment Area. This phase of the proposed redevelopment consists of three buildings: a

19,780 SF office, a 28,925 SF warehousing building, and a 9,716 SF storage building for a proposed New Jersey American Water facility located opposite of the UPS distribution facility.

13. Access to this phase of the development will be provided along Oak Avenue (CR 667) as well as a driveway to the proposed New Street. The internal access roadway to the warehousing/storage area will be gated.
14. 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.
15. 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.
16. This phase of the proposed redevelopment is expected to generate a total of 72 and 65 new vehicular trips in the AM and PM peak hours, respectively. Thirty (30) of these trips are associated with the field crew activity – departing in the morning and arriving in the afternoon. The applicant's traffic engineer should provide testimony as to the trip generation information provided in support of the calculated numbers.
17. The applicant's traffic engineer concludes that under the 2022 Projected (Build) Conditions with redevelopment of the subject site, the turning movements into and out of the proposed site access driveway intersections will operate at LOS B or better during the studied time periods.
18. Table 3 within the Transportation Assessment indicates that the SB approach at the Oak Avenue and Western UPS Driveway/Proposed Access deteriorates from LOS C and D to LOS D and E in the AM and PM peak hours, respectively. However, the V/C ratios for the approach remain at 0.30 or better and the maximum increase in delay is 11 seconds during the PM peak.
19. The applicant's traffic engineer conducted a review of left turn warrants based upon criteria as outlined in *Highway Research Record No. 211* showing that a dedicated left turn lane is not warranted at the Oak Avenue driveway opposite the UPS driveway and that the left turn movement will operate with LOS A during the Build Conditions. The applicant's traffic engineer should provide testimony in support of this statement.
20. The applicant's traffic engineer should provide testimony that the on-site roadway network is expected to safely and efficiently accommodate the anticipated traffic volumes.

SITE PLAN

1. The applicant is proposing one (1) driveway with full movement in and out onto East Oak Avenue (C.R. 667).
2. The centerline of the proposed driveway is approximately twelve hundred forty (1240') west of the centerline of the intersection of East Oak Avenue (C.R. 667) with the Proposed New Road.
3. The plans 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.

STORMWATER MANAGEMENT NJAC 7:8

1. The applicant must address revisions to the stormwater management analysis as specified in the revised RVE review letter dated January 7, 2019.
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. The length, size, material and slope of any proposed storm sewer pipe shown on the Grading & Drainage Plan must be provided. The storm sewer structures must also be identified.
4. The New Jersey Groundwater Recharge Spreadsheet must be added to the stormwater report.
5. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant in order to ensure that the stormwater system can be maintained in perpetuity.
6. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.
7. The plan should include details for Type N eco grates for the storm inlets in the County road.

DETAILS

1. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
2. All details must state a compressive strength of 4,500 psi for concrete.
3. The appropriate County standard details are provided on the Roadway Improvement Plans.

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. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
6. Applicant is responsible for obtaining NJDOT approvals for the proposed striping on the County highway. Two (2) copies of the NJDOT approved drawing shall be sent to the County Engineer's office before permits to work in the County right-of-way shall be issued.
7. 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.
8. 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.
9. Underground irrigation systems shall not be located within the County right-of-way.
10. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

1. Applicant is responsible for all environmental permits required.



Andrew Levecchia PP, AICP
County Planner

4/15/2019
DATE



Cc: Applicant: NJ American Water Company, Inc., Jeff DeRusso – jeff.derusso@amwater.com
Applicant Attorney: Robert Bucknam, Esq. – rbucknam@archerlaw.com
Applicant Engineer: Teal Jefferis, PE – tjefferis@jefferisengineering.com
Municipal Planning Board Secretary: Angela Miller – vincette2@aol.com
Municipal Review Engineer: Dena Moore Johnson, PE – 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

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: New Jersey American Water Lawnside Regional Operations Center

Project Address (if applicable) & Municipality: East Oak Avenue

Abuts County Road: Oak Avenue County Route No.: 667

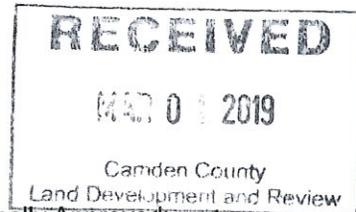
Type of Submission (please check one):

- 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): 7

Existing Zoning: OP/Oak Ave Redevelopment

Block(s): 701

Variance(s) Required: Yes (Bulk)

Lot(s): 1 - 5; p/o 6, 7, 15 & 16

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-21-219

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: New Jersey American Water Company, Inc. Phone: (856) 309-4736 Fax: Jeff.DeRusso@amwater.com
Address: 1025 Laurel Oak Road Town & State: Voorhees
Email: Jeff.DeRusso@amwater.com Zip.: 08043

Attorney: Niall J. O'Brien, Esquire Phone: (856) 616-2696 Fax: (856) 673-7160
Address: Archer & Greiner, P.C., One Centennial Sq Town & State: Haddonfield, NJ
Email: Nobrien@archerlaw.com Zip.: 08033

Engineer: Jefferis Engineering Associates Phone: (856) 933-2005 Fax: (856) 933-2016
Address: 801 Orchard Avenue Town & State: Runnemede, NJ
Email: tjefferis@jefferisengineering.com Zip.: 08078

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 type="radio"/> Apartments | <input type="radio"/> Hospitality/ Hotel Space | <input type="radio"/> Distribution Center |
| <input type="radio"/> Condominiums | <input type="radio"/> Medical Use | <input type="radio"/> Manufacturing |
| <input type="radio"/> Medical Care Residential | <input type="radio"/> Sports or Entertainment | <input checked="" type="radio"/> <u>Other: Public Utility</u> |

Project Description & Statistics:

Short Description of Project: Applicant proposes the development of a Regional Operations Facility that is to include administrative office space, warehousing space, utility work yard and storage areas, in addition to parking areas for 172 vehicles and staging areas for utility vehicles, loading areas, security fencing and landscaping, utility, and other improvements

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: 50.5% of 18.18 Acres
Total Amount of Land Disturbed: Approx. 15 Acres
Total Gross SF of all Buildings/ Development: 29,496 Square Feet
Total New Residential Units: 0
Total New Jobs Created: 80 at this location

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): 18.18 Acres created by Subdivision Approval previously Approved (or under review)
by County Planning Board

Portion to be Subdivided: N/A

Municipal Use:

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

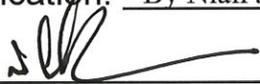
Signatures Required:

Name of Applicant: _____

Signature of Applicant: _____ Date: _____

Archer & Greiner, P.C., Attorneys for Applicant

Agent Completing Application: By Niall J. O'Brien, Esquire

Signature of Agent:  Date: 2/27/2019

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-21-2-19

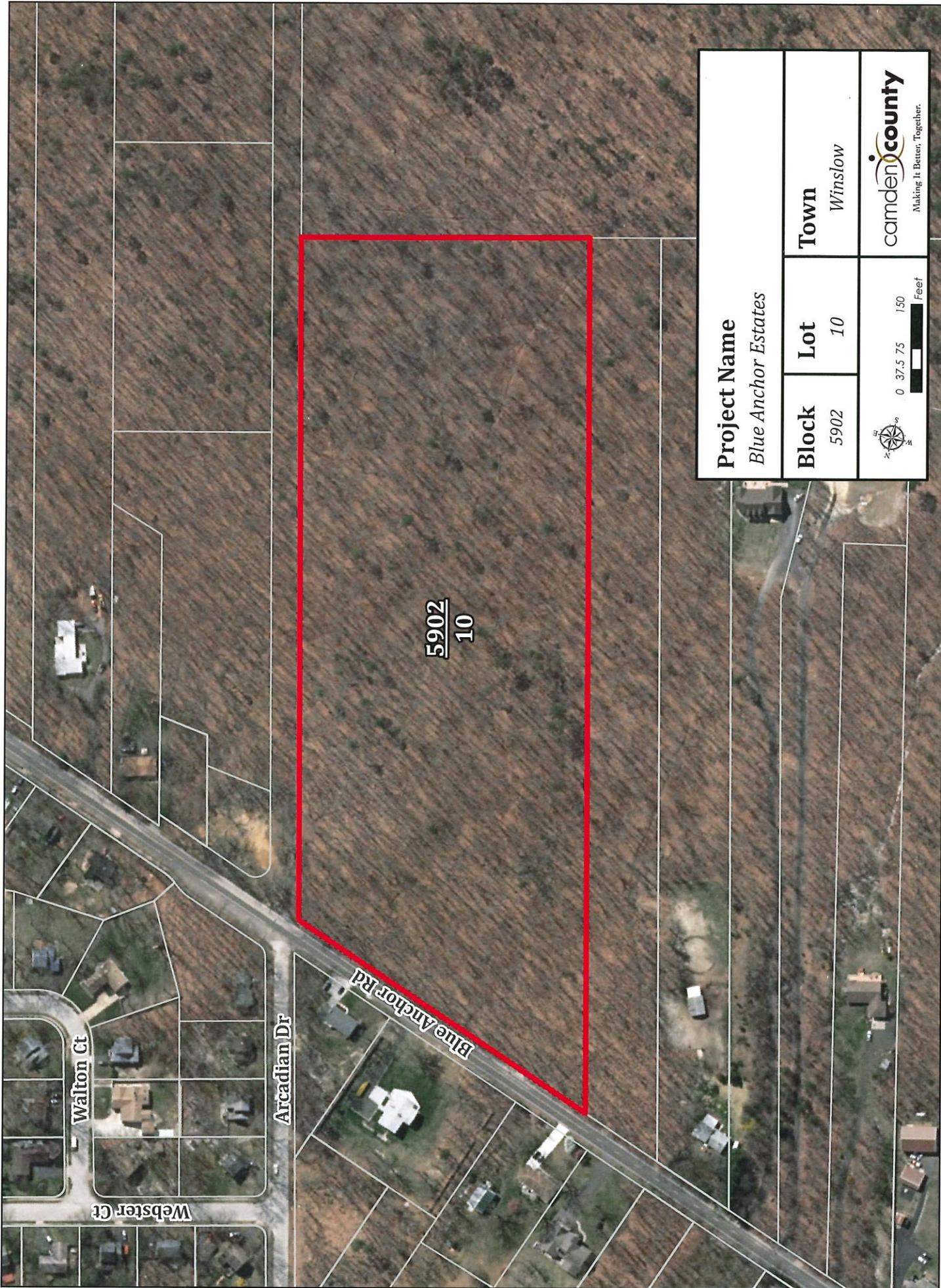
Stamp Date Received Below



STAFF REPORT MEETING OF:	RE:	Pilgrim Woods
	Plan:	MJ-36-2-19
	Municipality:	Winslow Twp.
	Applicant:	Glouco Approvals Group, LLC
	Abuts County Route:	Cr. 720 Blue Anchor Rd.

The applicant is seeking approval for a subdivision titled "Pilgrims Woods". The Applicant is proposing a Major Subdivision of Lot 10 within Block 5902. The existing lot is vacant wooded lot encompassing 15.28 acres. The applicant is proposing to subdivide this lot into 13 total lots, with 12 dedicated residential lots. The lot fronts Blue Anchor Road, County Route 720 to the north and Arcadian Drive (Formerly Oak Drive) to the east. The development includes a single site access intersecting Blue Anchor Road. The proposed site access will be stop-controlled with two-way ingress/egress. There are no turning movement restrictions for the site access. The proposed site access is positioned opposite an existing residential driveway (10 Blue Anchor Road).

The engineer is proposing both structural and non-structural BMPs to address water quality, quantity and groundwater recharge. The non-structural BMPs consist of impervious disconnects and wooded buffer zones. The primary SWM BMP consists of an infiltration basin.



5902
10

Walton Ct

Webster Ct

Arcadian Dr

Blue Anchor Rd

Project Name

Blue Anchor Estates

Block

5902

Lot

10

Town

Winslow

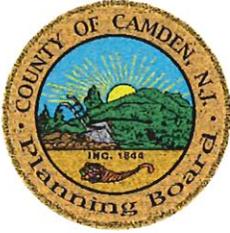


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Feet

camdencounty

Making It Better. Together.



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

**COUNTY PLAN:
MJ-36-2-19**

Pilgrims Woods
PROJECT NAME

Winslow Township
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X SITE PLAN

PLATE: _____

____ PRELIMINARY PLAN

BLOCK: 5902

____ OTHER

LOT (s): 10

NAME: Glouco Approvals Group, LLC (c/o Ralph Ford)

ADDRESS: 216 Cooper Road

CITY: West Berlin **STATE:** NJ **ZIP:** 08091

SITE ABUTS COUNTY HIGHWAY: Blue Anchor Road (CR 720)

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

GENERAL

The application for Preliminary and Final Major Site Plan for "Pilgrims Woods" has been reviewed. The Applicant is proposing a Major Subdivision of Lot 10 within Block 5902. The existing lot is vacant wooded lot encompassing 15.28 acres. The applicant is proposing to subdivide this lot into 13 total lots, with 12 dedicated residential lots. The lot fronts Blue Anchor Road, County Route 720 to the north and Arcadian Drive (Formerly Oak Drive) to the east. The development includes a single site access intersecting Blue Anchor Road. The proposed site access will be stop-controlled with two-way ingress/egress. There are no turning movement restrictions for the site access. The proposed site access is positioned opposite an existing residential driveway (10 Blue Anchor Road).

The engineer is proposing both structural and non-structural BMPs to address water quality, quantity and groundwater recharge. The non-structural BMPs consist of impervious disconnects and wooded buffer zones. The primary SWM BMP consists of an infiltration basin.

The following documents have been reviewed:

1. Preliminary and Final Major Subdivision entitled "Pilgrims Woods", Site Layout Plan, Sheet 4 of 13, prepared by Michael E. Avila, PE, Avila Engineering, LLC; originally dated 08/31/18 and revised 03/11/19.
2. Preliminary and Final Major Subdivision entitled "Pilgrims Woods", Roadway Improvement Plan, Sheet 11 of 13, prepared by Michael E. Avila, PE, Avila Engineering, LLC; originally dated 08/31/18 and revised 03/11/19.
3. Preliminary and Final Major Subdivision entitled "Pilgrims Woods", Grading and Drainage Plan, Sheet 5 of 13, prepared by Michael E. Avila, PE, Avila Engineering, LLC; originally dated 08/31/18 and revised 03/11/19.
4. Site plan entitled "Pilgrim's Woods Preliminary and Final Major Subdivision", prepared by Avila Engineering; dated 08/31/2018.
5. Stormwater Management Report for "Pilgrim's Woods (Formerly Blue Anchor Estates) Block 5902, Lot 10 Blue Anchor Road (CR #720) Winslow Township Camden County, New Jersey", prepared by Avila Engineering; dated 01/10/2019 and revised 03/11/2019.

RIGHT OF WAY

1. The Camden County Master Plan indicates that New Brooklyn- Blue Anchor Rd (CR 720) has a proposed right-of-way of 60 feet, with an existing right-of-way of 49.50 feet. The applicant is required to provide additional right-of-way through a roadway easement to widen New Brooklyn- Blue Anchor Rd (CR 720) 10.25ft from the centerline along the applicant's frontage.
The following is noted:
 - a. The site plan should be revised to indicate 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.

STORMWATER MANAGEMENT NJAC 7:8

1. The proposed improvements ultimately disturb one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. The proposed improvements meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are required.
2. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. A stormwater management basin has been provided meeting the requirements of NJAC 7:8, Stormwater requirements for water

quantity, water quality, and recharge. The applicant's engineer should provide additional documentation certifying the following:

- 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.
3. Our office does concur that the applicant is required to meet the recharge requirements under NJAC 7:8 since the proposed development meets the definition of "major development".
4. The following comments are provided regarding the calculations, SWM Report and Plans:
- a. Drainage Area (DA) 3 in the existing conditions map shows two Time-of-Concentration (Tc) Paths which would indicate two separate sub-areas and points of analysis (POA). Please revise accordingly.
 - b. Existing conditions routing results for DA-3 and DA-4 do not match summary Table 1 in Section 3.01 of the report. Please revise accordingly.
 - c. Revise weir elevation for Post Berm 3B in routing analysis to match plan elevation.
 - d. Revise weir elevation grade on Post DA Map for Berm 4B.
 - e. Show Tc path and POA location on Post DA Map for DA 5.
 - f. With regards to the post construction routing analysis for the proposed infiltration basin, the HDPE pipe slopes in the HydroCAD computations do not match the slopes labeled in the plans. Please revise accordingly.
 - g. With regards to the sediment forebay outlet structure routing in HydroCAD, the 24" HDPE pipe culvert should be selected as the "primary" outfall. The 6" low flow orifice and the 42"x54" grate(riser) should be modeled as "Device #1" for both as they are controlling flows to the primary outfall. The emergency spillway (riprap weir) should be modeled as a "secondary" outfall. Please revise accordingly.
 - h. Same comment as above with applicable invert data applies to basin outlet structure modeling. Please revise accordingly.
 - i. Correct outflow data in Table 1 of Section 3.01 for basin outflow DA-6.
 - j. For the inlet and storm sewer conduit design, was the total spread evaluated for the sag locations and along the curb? Applicants engineer is requested to provide testimony regarding this item.
 - k. Add a note to the basin notes restricting construction and placement of infiltrating sand bed and final conversion of the permanent BMP until all contributing drainage boundaries have been vegetatively stabilized.
 - l. Temporary ponding water surface in basin for the 10 Year Storm (and higher storms) exceeds 3' in maximum depth. Please coordinate with County for the assistance on meeting this requirement. (basin embankment for grading change from 4:1 to 3:1 slope.)
 - m. Please provide any details on the downstream conveyance at POA DA-6 where the site discharges to Arcadian Drive. Will discharge flows have positive conveyance or will the discharge flows pond in this vicinity?

5. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant in order to ensure the stormwater system can be maintained in perpetuity.
6. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.

SITE ACCESS & ROADWAY IMPROVEMENT PLAN

1. The Roadway Improvement Plan, Sheet 11 of 13, dimensions a 75-foot long and 9-foot wide acceleration and deceleration lane. Applicant has designed the requested acceleration and deceleration lanes per County Standard Detail No. 22, Bypass Area.
2. Applicant shall revise design to provide the Minimum 12-foot lane width per County Standard Acceleration and Deceleration Lanes Detail No. 13; or receive concurrence from the County the bypass area design is adequate to support proposed traffic operations at the site access.
3. Applicant shall dimension proposed lane widths and shoulder widths.
4. Applicant shall detail proposed signing and striping at the site access on Sheet 4 of 13, Site Plan Layout per the applicable County Standard Details.
5. Applicant shall include Standard Pavement Marking Legend, County Standard Detail No. 10, as part of the revised plans.

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. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

1. Applicant is responsible for all environmental permits required.
2. Applicant is responsible for obtaining all Pinelands Commission permits and approvals.



Andrew Levecchia PP, AICP
County Planner

4/15/2019

DATE



Cc: Applicant: Glouco Approvals Group, LLC Fax: N/A, Email: rcfplanland@gmail.com
Owner: Pinedge Associates, LLC Fax: N/A, Email: Bookkeeping230@gmail.com
Applicant Attorney: Michael J. Ward, Esq., Fax: N/A Email: mickwardlaw@comcast.net
Applicant Engineer: Michael E. Avila, Avila Engineering, Fax: N/A E-Mail: mavila@avila-eng.com
Municipal Planning Board Secretary: Debbie Wells, Fax: N/A Email: dwells@winslowtownship.com
Municipal Review Engineer: ARH Associates, Fax: 609-567-8909 Email: N/A

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021

Phone: 856.566.2978 Fax: 856.566.2988
E-mail: planningdivision@camdencounty.com

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Blue Anchor Estates

Project Address (if applicable) & Municipality: Blue Anchor Road- Winslow Township

Abuts County Road: Yes County Route No.: 720

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): 59

Existing Zoning: PR-1

Block(s): 5902

Variance(s) Required: No

Lot(s): 10

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: Glouco Approvals Group, LLC Phone: 856-768-3800 Fax: _____

Address: 216 Cooper Road, P.O. Box 130 Town & State: West Berlin, NJ

Email: rcfplanland@gmail.com Zip.: 08091

Attorney: Michael J. Ward, Esquire Phone: 856-627-3444 Fax: _____

Address: 118 White Horse Road West Town & State: Voorhees, NJ

Email: mickwardlaw@comcast.net Zip.: 08043

Engineer: Avila Engineering, LLC Phone: 856-809-2572 Fax: _____

Address: 228 West White Horse Pike, Suite B Town & State: Berlin, NJ

Email: mavila@avila-engineering.com Zip.: 08009

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: _____

Project Description & Statistics:

Short Description of Project: Applicant proposes to construct Twelve (12) single family homes along with road and site improvements, Stormwater Management will be handled by Stormwater Management Basin on a single lot to be owned and maintained by a Homeowners Association. Residential lots will be serviced by municipal water supply and on site septic disposal system.

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: increase of 2.28 acres of impervious

Total Amount of Land Disturbed: 10.91 acres to be disturbed

Total Gross SF of all Buildings/ Development: 138,316 SF

Total New Residential Units: 12

Total New Jobs Created: 0

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? 13

Size of Existing Lot(s): 1 Acre minimum

Portion to be Subdivided: 15.3 +/- Acres

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

Title of Municipal Official: Prel + Final Major Subdivision

Authorized Municipal Signature: Dickson Wells Date: 1-16-19
Planning Board Sec

Transmittal Date (if applicable): _____

Phone Number: 609-367-0700 ext 8086

Signatures Required:

Name of Applicant: Ralph C. Ford, PLS - Project Manager

Signature of Applicant: [Signature] Date: 1-11-2019

Agent Completing Application: same as above

Signature of Agent: _____ Date: _____

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: Glouco Approvals Group, LLC, A New Jersey Limited Liability Company

Is the Company a Corporation? YES **NO** LLC

If yes, what State is the Corporation incorporated in? N/A

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>Michael J. Ward, Esquire,</u>	<u>P.O. Box 368 West Berlin, N.J. 08091</u>	<u>Member</u>
<u>John Tomaski</u>	<u>P.O. Box 368, West Berlin, N.J. 08091</u>	<u>Member</u>

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

X Michael J. Ward, Esquire January 10, 2019
Signature of Owner & Title MANAGING MEMBER *Date*
MICHAEL J. WARD,

X _____ _____
Signature of Owner & Title *Date*