



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
Matthew Marrone
Ryan Doran
Joseph Pillo
Alexis M. Williams
Kevin Becica – County Engineer

Camden County Planning Board Agenda for January 28th, 2020

Meeting to be held at
Camden County Department of Public Works
Large Conference Room 6:00pm
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 the previous meeting
6. Review of Projects for Board Action:
 1. **SP-1 Hampton Rd. Redevelopment** SP-12-16-19 Cherry Hill Twp.
252-unit apartment unit complex
 2. **MJ-1 Lakeside** MJ-15-2-19 Gloucester Twp.
76-unit subdivision
 3. **SP-2 Wawa** SP-13-1-19/ Gibbsboro
M-13-1-19
Development of a Wawa convenience store
7. Chairman's report
8. Attorney's Report
9. County Engineers Report
10. County Planning Report
11. New Business
12. Old Business
13. Adjournment

CC: Hon. Louis Cappelli, Jr., Freeholder Director
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

January 28, 2020

Applications for Approval

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Hampton Rd. Redevelopment	SP-12-16-19	Cherry Hill Twp.	252 unit apartment unit complex
MJ-1	Lakeside	MJ-15-2-19	Gloucester Twp.	76 unit subdivision
SP-2	Wawa	SP-13-1-19/M-13-1-19	Gibbsboro	Development of a Wawa convenience store

A motion was made by Ms. Williams and seconded by Mr. Marrone to approve this application, conditional on waivers; all present were in favor.

PUBLIC COMMENTS

None.

CHAIRMAN'S REPORT

None.

ATTORNEY'S REPORT

None.

COUNTY ENGINEER'S REPORT

Ms. Becica introduced the new Assistant County Engineer, Bill England.

COUNTY PLANNING REPORT

Mr. Levecchia discussed the 2020 Planning Board Schedule and the Freeholder Resolution extending the terms of the existing Planning Board members will be adopted at the December Freeholder meeting.

NEW BUSINESS

None.

OLD BUSINESS

None

ADJOURNMENT

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

Respectfully Submitted,
Carol A. Sigman
Land Development & Review Clerk

ADVERTISIED 1/13/20

PLEASE TAKE NOTICE 2020 MEETING SCHEDULE OF THE CAMDEN COUNTY PLANNING BOARD Please take notice of the Camden County Planning Board Schedule for 2020. All meetings will convene at 6:00 PM and will be held in the large conference room at the Charles J. DePalma Public Works Complex, 2311 Egg Harbor Road, Lindenwold NJ, 08021.

Tuesday, January 28 Tuesday, February 25 Tuesday, March 24 Tuesday, April 28 Tuesday, May 26 Tuesday, June 23 Tuesday, July 28 Tuesday, August 25 Tuesday, September 22 Tuesday, October 27 Tuesday, November 24 Tuesday, December 22 (\$22.32)

STAFF REPORT MEETING OF:	RE:	Hampton Rd. Redevelopment
	Plan:	SP-12-16-19
	Municipality:	Cherry Hill
	Applicant:	FMP CH Hampton. LLC
	Abuts County Route:	Cr. 636 Cuthbert Blvd & Cr. 623 Hampton Rd.

The applicant is seeking approval to demolish the existing buildings on the site, clear the site and construct apartment buildings and ancillary facilities. The proposal includes the following facilities:

252 apartment units within 18 apartment buildings

Three (3) access driveways, including

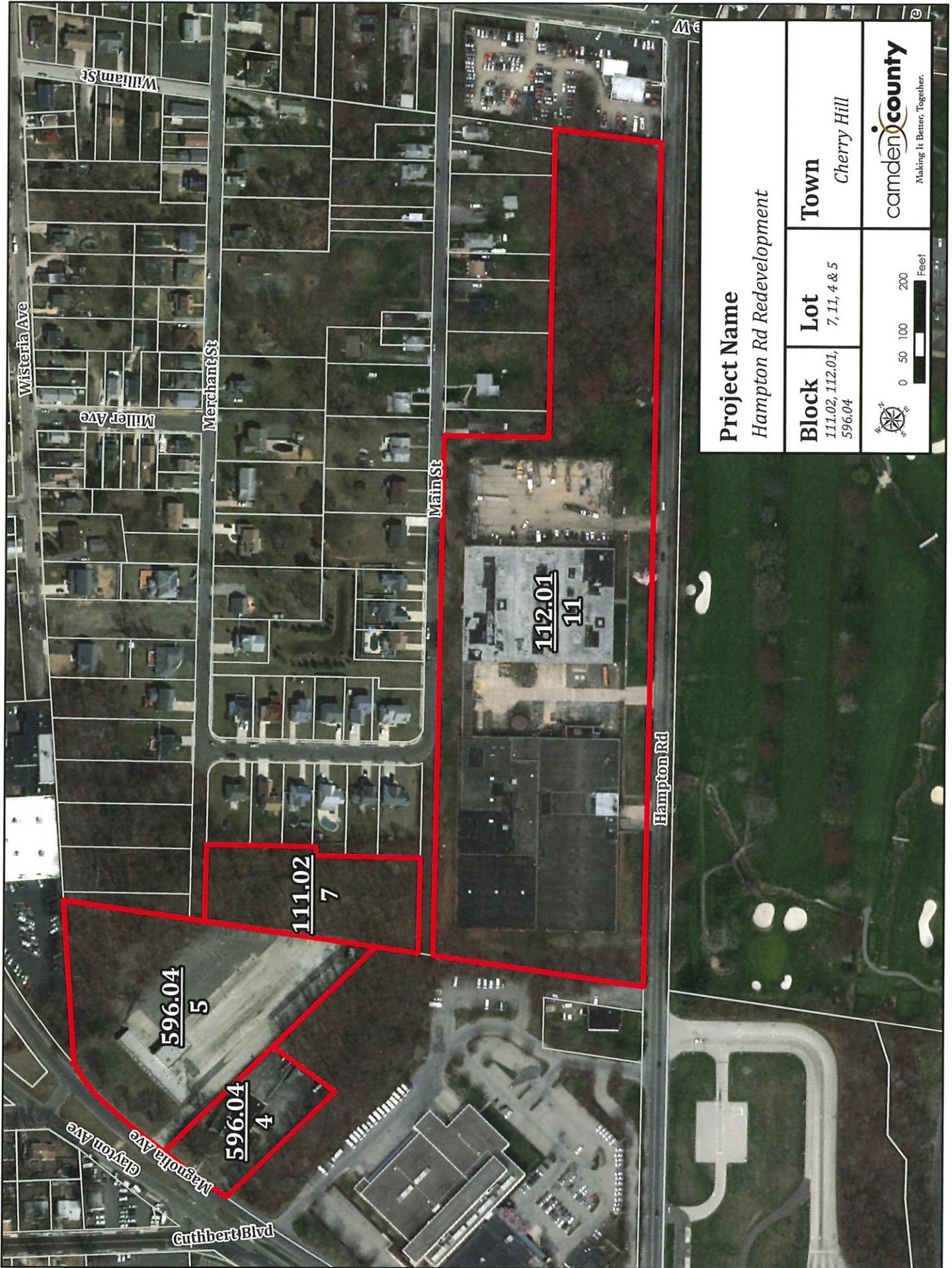
One (1) along Magnolia Avenue (CR 637)

Two (2) along Hampton Road (CR 623)

Parking lots providing 498 parking stalls

Three (3) stormwater management basins

The applicant has already demolished the buildings and partly cleared the site. The County has resurfaced Hampton Road (CR 623) along the site and constructed curb, sidewalk and site accesses along the site frontage. Accordingly, the applicant does not propose work within the Hampton Road (CR 623) right-of-way.



Project Name
Hampton Rd Redevelopment

Block
111.02, 112.01,
596.04

Lot
7, 11, 4 & 5

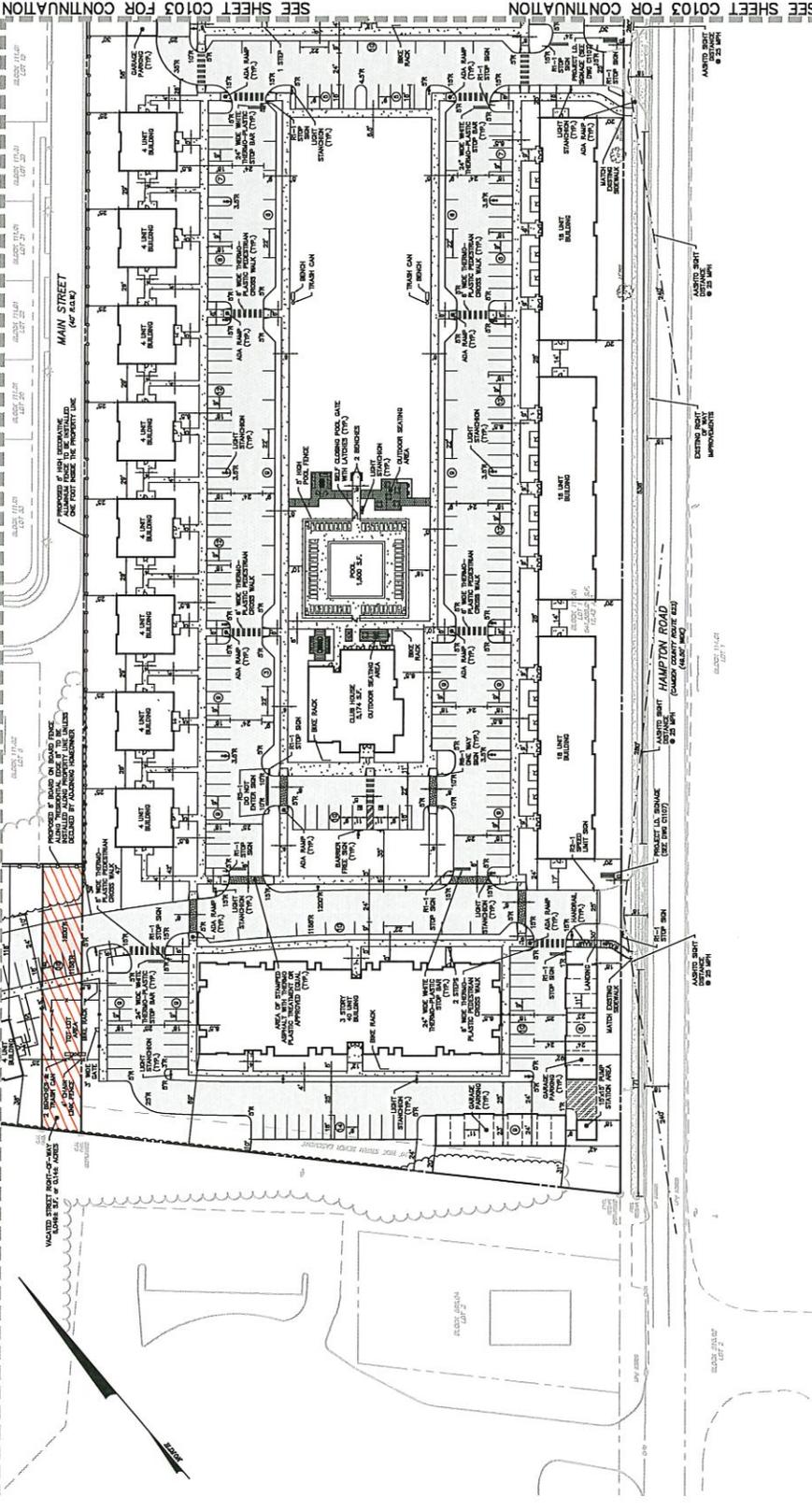
Town
Cherry Hill

camden county
Making It Better Together.



SEE SHEET C0101 FOR CONTINUATION

SEE SHEET C0101 FOR CONTINUATION



SEE SHEET C0103 FOR CONTINUATION

SEE SHEET C0103 FOR CONTINUATION

DATE	ISSUE NO.	REVISIONS	BY	APPR.
07/29/2020	6	REVISED PER COUNTY BOARD REVIEW COMMENTS	SK	JLD
07/29/2020	5	REVISED PER COUNTY BOARD REVIEW COMMENTS	SK	JLD
06/09/2019	4	SUBMISSION TO NJDEP DIVISION OF LAND USE REGULATION	CHT	JLD
06/09/2019	3	INITIAL SUBMISSION TO TOWNSHIP	AD	JLD
07/29/2018	2	REV. AS PER CAMDEN COUNTY SOIL DISTRICT REVIEW COMMENTS	SK	JLD
07/29/2018	1	INITIAL SUBMISSION	SK	JLD
		SUBMISSION/REVISION		BY APPR.

MARATHON
 Engineering & Environmental Services
 Swedesboro Office
 555 Edward Road, Suite 201, Swedesboro, NJ 08085
 Telephone: 856-326-1100
 Fax: 856-326-1101
 www.marathon-engineering.com
 Certificate of Professional Registration: PEA040399203

HAMPTON ROAD
 BLOCK 1142
 LOT 1142.01, 1142.02, 1142.03, 1142.04, 1142.05, 1142.06, 1142.07, 1142.08, 1142.09, 1142.10, 1142.11, 1142.12, 1142.13, 1142.14, 1142.15, 1142.16, 1142.17, 1142.18, 1142.19, 1142.20, 1142.21, 1142.22, 1142.23, 1142.24, 1142.25, 1142.26, 1142.27, 1142.28, 1142.29, 1142.30, 1142.31, 1142.32, 1142.33, 1142.34, 1142.35, 1142.36, 1142.37, 1142.38, 1142.39, 1142.40, 1142.41, 1142.42, 1142.43, 1142.44, 1142.45, 1142.46, 1142.47, 1142.48, 1142.49, 1142.50, 1142.51, 1142.52, 1142.53, 1142.54, 1142.55, 1142.56, 1142.57, 1142.58, 1142.59, 1142.60, 1142.61, 1142.62, 1142.63, 1142.64, 1142.65, 1142.66, 1142.67, 1142.68, 1142.69, 1142.70, 1142.71, 1142.72, 1142.73, 1142.74, 1142.75, 1142.76, 1142.77, 1142.78, 1142.79, 1142.80, 1142.81, 1142.82, 1142.83, 1142.84, 1142.85, 1142.86, 1142.87, 1142.88, 1142.89, 1142.90, 1142.91, 1142.92, 1142.93, 1142.94, 1142.95, 1142.96, 1142.97, 1142.98, 1142.99, 1143.00

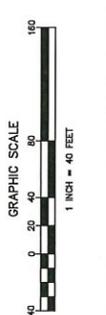
DETAILED SITE PLAN - WEST PORTION

FMP CH HAMPTON, LLC
 1000 HUNTERS LANE
 HAMPTON TOWNSHIP, NJ 08028-2827

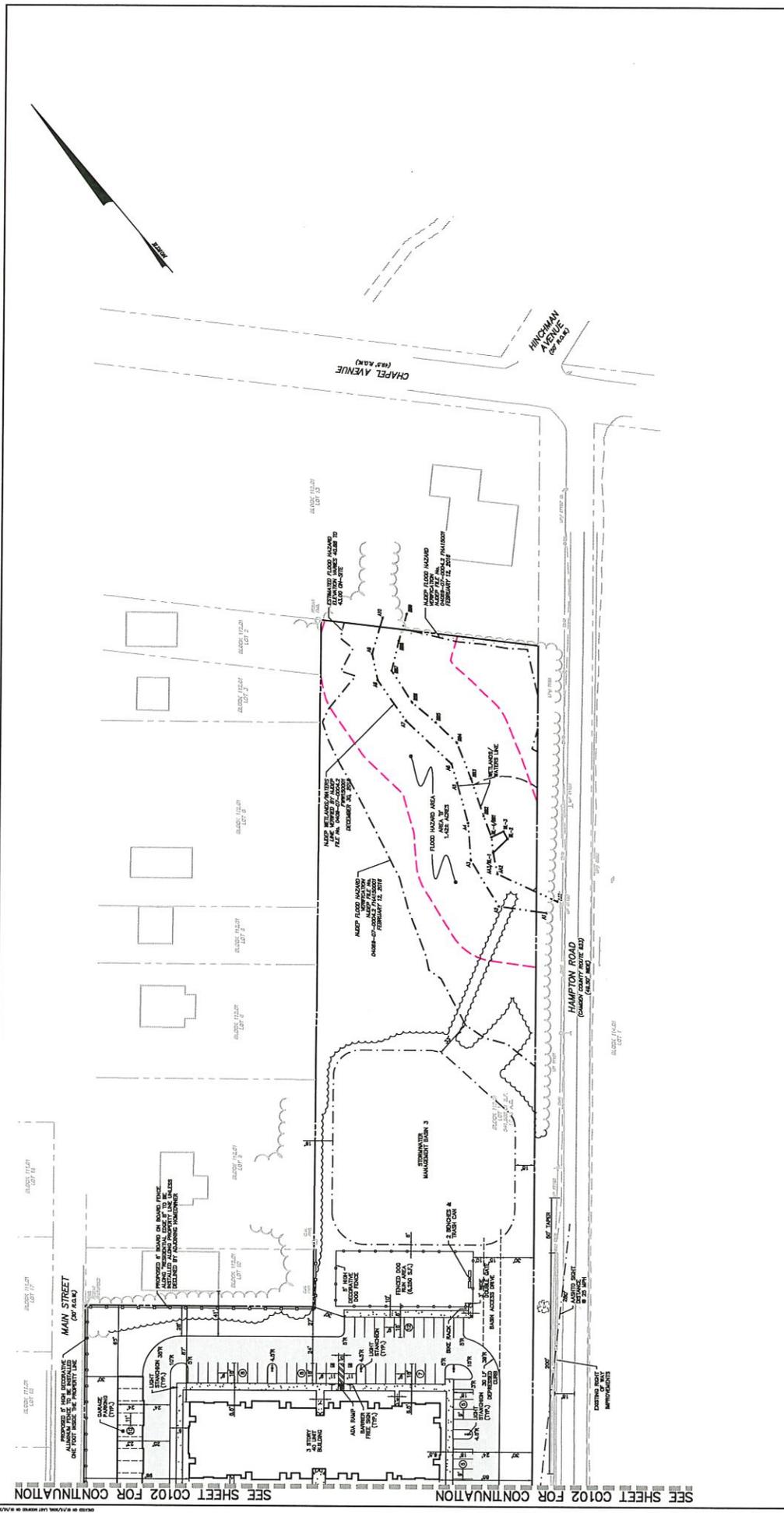
JESSE D. DOUGHERTY, P.E.
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 24200000100
 01/09/2020

DATE: 01/09/2020
 PAGE: 01 OF 02
C0102

- LEGEND**
- PROPERTY LINE
 - ADJACENT LOT LINE
 - EXISTING EASEMENT BOUNDARY LINE
 - WETLANDS/WATERS LINE
 - FLOOD HAZARD AREA LINE
 - SOFT TRIANGLE LINE
 - BOARD ON BOARD FENCE
 - CHAIN LINK FENCE
 - CONCRETE COVER
 - BITUMINOUS PAVEMENT



EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FURNISHED BY THE UTILITY COMPANIES AND IS NOT GUARANTEED BY MARATHON ENGINEERING & ENVIRONMENTAL SERVICES. IT IS THE RESPONSIBILITY OF THE OWNERS AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR THE FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.



07/09/2020	6	REVISED PER COUNTY BOARD REVIEW COMMENTS	SK	000
07/09/2019	5	REVISED PER REVIEW COMMENTS	CHW	000
07/09/2019	4	REVISED PER COUNTY BOARD REVIEW COMMENTS	CHW	000
06/20/2019	3	INITIAL SUBMISSION TO TOWNSHIP	AD	000
07/29/2018	2	REV. AS PER CAMDEN COUNTY SOIL DISTRICT REVIEW COMMENTS	SK	000
07/29/2018	1	INITIAL SUBMISSION	SK	000
ISSUE DATE	ISSUE NO.	SUBMISSION/REVISION	SK	000
			BT	000
			BT	000

HAMPTON ROAD
 BLOCK 1102, LOT 7, BLOCK 1102A LOTS 1 & 5
 COUNTY HILL TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

DETAILED SITE PLAN - EAST PORTION

FMP CH HAMPTON, LLC
 1025 N. HAMPTON AVENUE, SUITE 100
 HADDONFIELD, NJ 08033

JESSE D. DOUGHERTY, P.E.
 NEW JERSEY PROFESSIONAL ENGINEER
 LICENSE NO. 242600000100
 01/09/2020

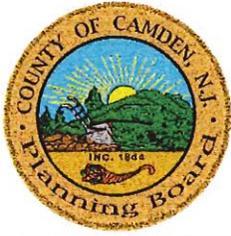
MARATHON
 ENGINEERING & ENVIRONMENTAL SERVICES
 453 Scatter Road, Suite 201, Beachwood, NJ 08825
 CAMDEN COUNTY LICENSE #242421000100

LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- EXISTING EASEMENT BOUNDARY LINE
- WETLANDS/WATERS LINE
- FLOOD HAZARD AREA LINE
- SIGHT TRIANGLE LINE
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SEE SHEET C0102 FOR CONTINUATION



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

**COUNTY PLAN:
SP-12-16-19**

FMP CH Hampton, LLC
PROJECT NAME

Cherry Hill Township
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: 117

PRELIMINARY PLAN

BLOCK: 111.02, 112.01,
596.04

OTHER

LOT (s): 21 (B 111.02),
11 (B 112.01),
4 & 5 (B 596.04)

2nd Review
**Response to
applicants'
letter from
January 10m 2020**

NAME: FMP CH Hampton, LLC

ADDRESS: 222 Haddon Avenue, Suite 100

CITY: Haddon Township **STATE:** NJ **ZIP:** 08108-2827

SITE ABUTS COUNTY HIGHWAY: Cuthbert Blvd./Magnolia Avenue (CR 637), Hampton Road (CR 623)

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

This letter is a response to the letter received from the applicant on January 10, 2020. The applicant has satisfied a significant amount of the engineering comments and this letter is in addition to the County Engineers first response date Dec. 12, 2019.

GENERAL

The applicant proposes to demolish the existing buildings on the site, clear the site and construct apartment buildings and ancillary facilities. The proposal includes the following facilities:

- 252 apartment units within 18 apartment buildings
- Three (3) access driveways, including
 - One (1) along Magnolia Avenue (CR 637)

- Two (2) along Hampton Road (CR 623)
- Parking lots providing 498 parking stalls
- Three (3) stormwater management basins

The applicant has already demolished the buildings and partly cleared the site. The County has resurfaced Hampton Road (CR 623) along the site and constructed curb, sidewalk and site accesses along the site frontage. Accordingly, the applicant does not propose work within the Hampton Road (CR 623) right-of-way.

The following documents have been reviewed:

1. Site plan entitled “Preliminary and Final Site Plans, FMP CH Hampton, LLC”, prepared by Marathon Engineering & Environmental Services, Inc, dated January 22, 2018 and revised through November 5, 2019.
2. “Stormwater Management Report for Hampton Road Redevelopment”, prepared by Marathon Engineering & Environmental Services, Inc, dated January 18, 2018 and revised through October 18, 2019.
3. “Traffic Engineering Assessment for Hampton Road Residential, prepared by Shropshire Associates, LLC, dated August 7, 2019.
4. Plan of Survey, Block 111.02 – Lot 21, Block 112.01, Lot 11, Block 596.04, Lots 4 & 5, prepared by Stout & Caldwell Engineers, LLC, dated August 19, 2015 and revised August 29, 2016.

Site Plans

1. Site Plans Must Conform with the Following Standards:

3.3.1.10.B Profile of a Driveway Approach to a County Road
 The maximum grade of a driveway approach to a county road is 3% for a minimum distance of 25’ from the edge of pavement of the intersecting county road. Based on site design constraints identified by the applicant’s design professional and accepted by the County Engineer, the maximum grade of the driveway approach may be exceeded. However, in no instance shall a driveway approach grade to a road be more than 7%. Additionally, the maximum grade differential between the slope of the new driveway and the cross slope of the County roads shall not be more than 8%. The proposed grade of the site driveways appears to range from approximately 5% to 7% within 25 feet of each County roadway. The largest anticipated delivery vehicles and emergency vehicles using the site should be identified. The site plans should be revised to limit each driveway grade or provide appropriate driveway profiles with a vertical curve or a series of grades that can accommodate the vehicles expected to use the driveway.

Applicants response – indicates that “there are no large proposed delivery vehicles, such as tractor trailer (WB-67). The largest vehicle proposed to access the site is for trash and recycling pickup, which is anticipated to be of an SU-40 size rang, which will only access the site from the entrance on Cuthbert Blvd. side of the site to the trash enclosure, and then back out to Cuthbert Blvd.”

The applicant shall be prepared to testify about the size of the largest truck proposed to visit the site and

acknowledge the fact and provide a remedy for the County prohibiting any vehicle from backing out into any County right-of-way.

Stormwater

The applicant shall be prepared to testify about how Basin B will operate and how the outlet and inlet structure as well as the emergency overflow will perform.

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 provide 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.

OUTSIDE AGENCY APPROVALS

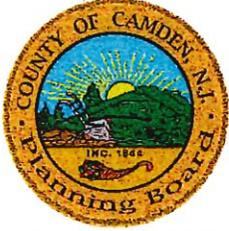
8. Applicant is responsible for all environmental permits required.

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

1/16/20
DATE



Cc: Applicant: (856) 985-2445, jcranmer@fmgnj.com
Applicant Attorney: cwarnken@archerlaw.com
Applicant Engineer: (856) 241-9709, jesse.dougherty@marathonconsultants.com
Municipal Planning Board Secretary: (856) 661-4746
Municipal Review Engineer: (856) 273-9239 sarcari@erinj.com



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

**COUNTY PLAN:
SP-12-16-19**

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LOT (s): 21 (B 111.02),
11 (B 112.01),
4 & 5 (B 596.04)

NAME: FMP CH Hampton, LLC

ADDRESS: 222 Haddon Avenue, Suite 100

CITY: Haddon Township **STATE:** NJ **ZIP:** 08108-2827

SITE ABUTS COUNTY HIGHWAY: Cuthbert Blvd./Magnolia Avenue (CR 637), Hampton Road (CR 623)

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The following documents have been reviewed:

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4. Plan of Survey, Block 111.02 – Lot 21, Block 112.01, Lot 11, Block 596.04, Lots 4 & 5, prepared by Stout & Caldwell Engineers, LLC, dated August 19, 2015 and revised August 29, 2016.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Magnolia Avenue (CR 637) has a proposed right-of-way of 60 feet, with an existing right-of-way of 50 feet. Although the plans and the current tax maps indicate the right-of-way width varies along the site frontage, this is because the site frontage is located where the 50-foot rights-of-way of Magnolia Avenue (CR 637) and Clayton Avenue (CR 638) converge and transition to the 100-foot Cuthbert Road right-of-way. Magnolia Avenue (CR 637) has an existing right-of-way of 50 feet north of the site, based on the current tax maps. Therefore, the applicant is required to provide 10 feet of additional right-of-way through a roadway easement to accommodate the future widening of Magnolia Avenue (CR 637) 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.
2. The Camden County Master Plan indicates that Hampton Road (CR 623) has a proposed right-of-way of 49.5 feet, with an existing right-of-way of 49.5 feet. Therefore, no additional right-of-way is required along CR 623.

SITE PLAN

Please note that Cuthbert BLVD Cr. 636 changes to Magnolia Avenue Cr. 637 along the frontage of this property and herein is referred to as Magnolia Avenue Cr. 637 and all site plans sheets are required to reflect this change.

1. The site plans indicate only the limited replacement of curb along Magnolia Avenue (CR 637), to eliminate depressed curbs and construct the proposed site access. However, the curb is in poor condition and should be replaced along the entire site frontage.
2. The plans indicate a County pavement restoration detail for asphalt pavement. However, based on the sawed and sealed joints observed in the surface course, the Magnolia Avenue (CR 637) pavement includes a concrete base course. The base course must be sawcut 2' from the curb line and restored, monolithic with the curb. However, since an additional surface course joint within the existing bike lane is not acceptable, the surface course must be resurfaced to the nearest joint along the lane line, and the joint should be sawed and sealed. The appropriate restoration and the standard County concrete pavement detail must be indicated on the plans.
3. The Site Plan set should be revised to include plan sheets for improvements within the County right-of-way, including, but not limited to grading plans, sign and pavement marking plans, roadway profiles, cross sections and traffic control plans.
4. The gutter slope along Magnolia Avenue (CR 637) appears to be less than 0.5%. A roadway profile along the centerline and proposed gutter line should be provided. Monolithic curb and gutter (see County Standard Detail 2) is required if gutter slopes are less than 0.5%.
5. The Demolition Plan appears to indicate the removal of a utility pole that laterally braces another utility pole within the Magnolia Avenue (CR 637) right-of-way. Utility coordination and an alternate means of bracing the utility pole appear to be required to accommodate removal of this pole. The plans should be revised to clarify this work.
6. 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.
7. Sight triangles are shown on the site plans for each site driveway. Although the sight triangles shown on the plan use appropriate lengths based on AASHTO recommendations, the values are applied incorrectly. The sight distances for left turn movements are shown to the left of the driveways, and vice versa. However, AASHTO recommends the sight triangle values for right turn movements be applied to traffic approaching from the left and vice versa. The plans should be revised accordingly. Additionally, the applicant shall be required to submit a deed (or deeds) describing easements for each sight triangle and dedicating each easement to the County of Camden.

8. Site Plans Must Conform with the Following Standards:

3.3.1.10.B

Profile of a Driveway Approach to a County Road

The maximum grade of a driveway approach to a county road is 3% for a minimum distance of 25' from the edge of pavement of the intersecting county road. Based on site design constraints identified by the applicant's design professional and accepted by the County Engineer, the maximum grade of the driveway approach may be exceeded. However, in no instance shall a driveway approach grade to a road be more than 7%. Additionally, the maximum grade differential between the slope of the new driveway and the cross slope of the County roads shall not be more than 8%. The proposed grade of the site driveways appears to range from

approximately 5% to 7% within 25 feet of each County roadway. The largest anticipated delivery vehicles and emergency vehicles using the site should be identified. The site plans should be revised to limit each driveway grade or provide appropriate driveway profiles with a vertical curves or a series of grades that can accommodate the vehicles expected to use the driveway.

3.3.1.10.E Driveway and Apron Material
Depressed curb is not proposed along the proposed Magnolia Avenue (CR 637) site driveway. The site plans should be revised accordingly.

3.3.1.10.H Left Turn Storage Lanes
It appears a separate left-turn lane may be warranted along southbound Clayton Avenue (CR 638) at the proposed site driveway. Turn lane warrant analyses should be provided at this location as indicated in Traffic Comment 6.

3.3.1.14 Traffic Signs
Sign and pavement marking plans should be provided. These plans should indicate the maintenance, resetting or replacement of traffic signs along the site frontage, including the replacement of the damaged bike lane sign (R3-17 or equivalent) along Magnolia Avenue (CR 637).

3.3.1.16 Pavement Markings
As indicated in Site Plan Comment 2, the resurfacing of the Magnolia Avenue (CR 637) pavement along the site frontage is required. The replacement of the bike lane line and bike lane symbol markings along the site frontage is required and must be indicated on the plans.

3.4.13 Sidewalks
Sidewalk is proposed along the Magnolia Avenue (CR 637) site frontage, approximately 10 feet from the curb line. The sidewalk should be constructed 5 feet from the face of curb, and within the existing right-of-way to facilitate future sidewalk extension within the adjoining right-of-way.

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 and qualifies as a "major redevelopment". Stormwater management facilities are proposed that appear to meet the requirements of NJAC 7:8 for water quality and recharge. However, the post development discharges for "Hampton Road Drainage Area 2 (North)" exceed the required reductions. Please revise the report as needed to demonstrate compliance with NJAC 7:8.
2. The report states on pages 8 & 9 that the drain down time is determined "assuming an infiltration rate of 0.1 inches per hour". However, the calculations provided use different infiltration rates, apparently based on measured infiltration rates. The report should be revised to clarify the rates used in the calculations.
3. An overflow spillway for Basin 2 is shown in the report calculations and the plan detail but is not shown on the grading plan. The plans must be revised to indicate the emergency spillway, pipe

profile, and dog house manhole detail.

4. Based on the contours indicated on the grading plans, the Basin 2 embankment appears to be "V-shaped", with a sharp crest. The lack of a broad crest may increase the risk of berm failure and inundation of the adjacent property. The Basin 2 berm design should be revised to provide a top width of 4-6 feet, and the plans should be revised accordingly.
5. In Appendix I, the inflow values of the swale calculations do not match the report and hydrographs. It appears they should be 18.80 cfs for Basin 1 and 36.08 cfs for Basin 3. This flow rate for the Basin 3 swale exceeds the calculated capacity of the swale (35.27 cfs). The report should be revised accordingly.
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.

TRAFFIC

1. Based upon ITE trip generation rates and equations, the proposed residential development is anticipated to generate a total of 96 trips during the weekday morning peak hour and 119 total trips during the weekday afternoon peak hour. The daily trip generation should be included in the trip generation table.
2. The proposed site intersection, lane width, shoulder width and approach grade information should be provided for all driveways. This information should be provided in in the form of field sketches and/or existing traffic signal plans.
3. The signal timing directive was only provided for the intersections of Cuthbert Boulevard (CR 636), Hampton Road (CR 623) and the shopping center driveway. The timing directive should also be provided for the intersection of Chapel Ave (CR 626), Hampton Road (CR 623) and Hinchman Avenue (CR 634), in order to verify the correct timings and phasing were used in the analysis.
4. It appears a separate left-turn lane may be warranted along southbound Clayton Avenue (CR 638) at the proposed site driveway. Turn lane warrant analyses should be provided at this location.
5. A volume development figure that clearly indicates the traffic generated by the Lidl development should be provided.
6. A queue analysis should be provided for all movements at the study area intersections and included in the Synchro output.
7. Traffic along the westbound shopping center driveway approach to Cuthbert Boulevard and the southbound Hampton Road approach to the shopping center driveway is prohibited from making a right turn on red. However, this restriction is not reflected in the analysis. The analysis should be revised accordingly.
8. A preliminary review of the crash data for the study area shows a significant number of crashes occurring at the intersections of Hampton Road/Chapel Avenue, as well as Cuthbert Blvd/Wisteria Avenue. The most common crash type by far was rear-end crashes, which tends to indicate congestion conditions combined with vehicles traveling too fast. Crash data and crash analyses

should be provided for the study area intersections during the most recent five years, summarizing any trends in the crash data. Mitigation options should be considered if the development traffic may contribute to crash trends in the study area.

9. It is difficult to determine the impact the proposed residential development will have on the study roadway network given the methodology utilized and analysis provided. The report and analysis should be revised and resubmitted to address the above comments.
10. Additional comments may follow upon subsequent review of the revised Traffic Engineering Assessment.

UTILITIES

1. No roadway or site access improvements are indicated along Hampton Road (CR 623). However, the plans indicate proposed utility connections along the northern site driveway, running through the aprons and pavement already constructed by the County. The plans should be revised to indicate these connections as existing if they have already been constructed, or show the appropriate restoration associated with these connections.

DETAILS

1. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
2. A County curb detail is provided on the plans. However, it is labeled "Camden County Route 623 Curb Detail". The label should be revised to indicate its applicability to all County roads.
3. The following County standard details are required for improvements in the County right-of-way:
Details:
 2. Standard Monolithic Concrete Curb and Gutter (if gutter grades are less than 0.5%.
 3. Standard Depressed Concrete Curb
 5. Standard Concrete Sidewalk
 26. Concrete Pavement Repair (Concrete Vertical Curb Monolithic with Concrete Base Course)

ADMINISTRATIVE

4. 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.
5. 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.
6. 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.

7. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
8. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will provide 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.
9. 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.
10. Underground irrigation systems shall not be located within the County right-of-way.

OUTSIDE AGENCY APPROVALS

11. Applicant is responsible for all environmental permits required.



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



DATE



Cc: Applicant: (856) 985-2445, jcranmer@fmgnj.com
Applicant Attorney: cwarnken@archerlaw.com
Applicant Engineer: (856) 241-9709, jesse.dougherty@marathonconsultants.com
Municipal Planning Board Secretary: (856) 661-4746
Municipal Review Engineer: (856) 273-9239 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:

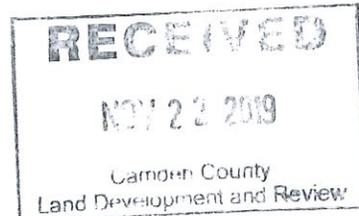
Project Name: Hampton Road Redevelopment Project

Project Address (if applicable) & Municipality: Cuthbert Blvd & Hampton Road; Cherry Hill Twp.

Abuts County Road: Cuthbert Blvd & Hampton Road County Route No.: 636 & 623

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): 116 | 117

Existing Zoning: Redevelopment Zone

Block(s): 596.04 | 111.02 | 112.01

Variance(s) Required: None

Lot(s): 4 & 5 | 7 | 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.

SP-12-16-19

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

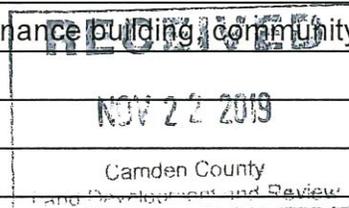
Applicant: FMP CH Hampton, LLC Phone: (856) 985-1777 Fax: (856) 985-2445
 Address: 222 Haddon Avenue, Suite 100 Town & State: Haddon Township, New Jersey
 Email: jcranmer@fmgnj.com Zip.: 08108
 Chad Warnken, Esq.
 Attorney: Archer & Greiner P.C. Phone: (732) 268-8011 Fax: _____
 Address: Riverview Plaza, 10 Highway 35 Town & State: Red Bank, New Jersey
 Email: cwarnken@archerlaw.com Zip.: 07701-5902
 Jesse D. Dougherty, PE
 Engineer: Marathon Engineering Phone: (856) 241-9705 Fax: (856) 241-9709
 Address: 553 Beckett Road, Suite 608 Town & State: Swedesboro, New Jersey
 Email: Jesse.Dougherty@marathonconsultants.com Zip.: 08085

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

Project Description & Statistics:

Short Description of Project: 252 Rental Unit Complex, consisting of: one 3 story 54 unit building, two 3 story 40 unit buildings, three 3 story 18 unit buildings, two 3 story 12 unit buildings, and ten 2 story 4 unit buildings. With associated parking facilities, maintenance building, community club house, with outdoor amenity spaces.



Increase in Impervious Coverage?: YES NO Total Increase or Decrease: 0.53 +/- acres
 Total Amount of Land Disturbed: 16.88 +/- acres
 Total Gross SF of all Buildings/ Development: 103,750 +/- sf
 Total New Residential Units: 252 rental units
 Total New Jobs Created: N/A

SP-12-16-19

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

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

Size of Existing Lot(s): 19.75 +/- Acres

Portion to be Subdivided: _____

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

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

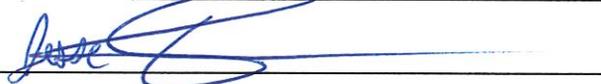
Phone Number: _____

Signatures Required:

Name of Applicant: FMP CH Hampton, LLC

Signature of Applicant: By:  Date: Nov. 20, 2019
Michael C. Hydroguzi, Mayor

Agent Completing Application: Jesse D. Dougherty, PE - Marathon Engineering

Signature of Agent:  Date: 11/21/19

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-12-16-19

Stamp Date Received Below

RECEIVED

NOV 22 2019

Camden County
Land Development and Review

CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: FMP CH Hampton, LLC

Is the Company a ^{LLC} Corporation? YES NO Limited Liability Company

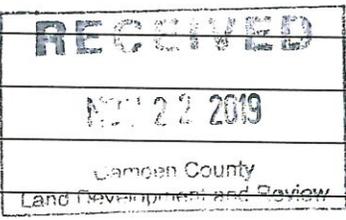
If yes, what State is the Corporation incorporated in? New Jersey

Is the Company a Partnership? YES / NO

Is Company an Individual Owner? YES / NO

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

Name	Address	Title
<u>Haydinger Family Trust</u>	} <u>222 Hadden Ave</u>	
<u>- Michael Haydinger Trustee</u>		
<u>John GRANMER</u>		<u>Suite 100</u>
<u>George Burnett</u>		<u>Hadden Township, NJ 08109</u>



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

X By:
Signature of Owner & Title
Michael C. Haydinger LLC

11-20-19
Date

X _____
Signature of Owner & Title

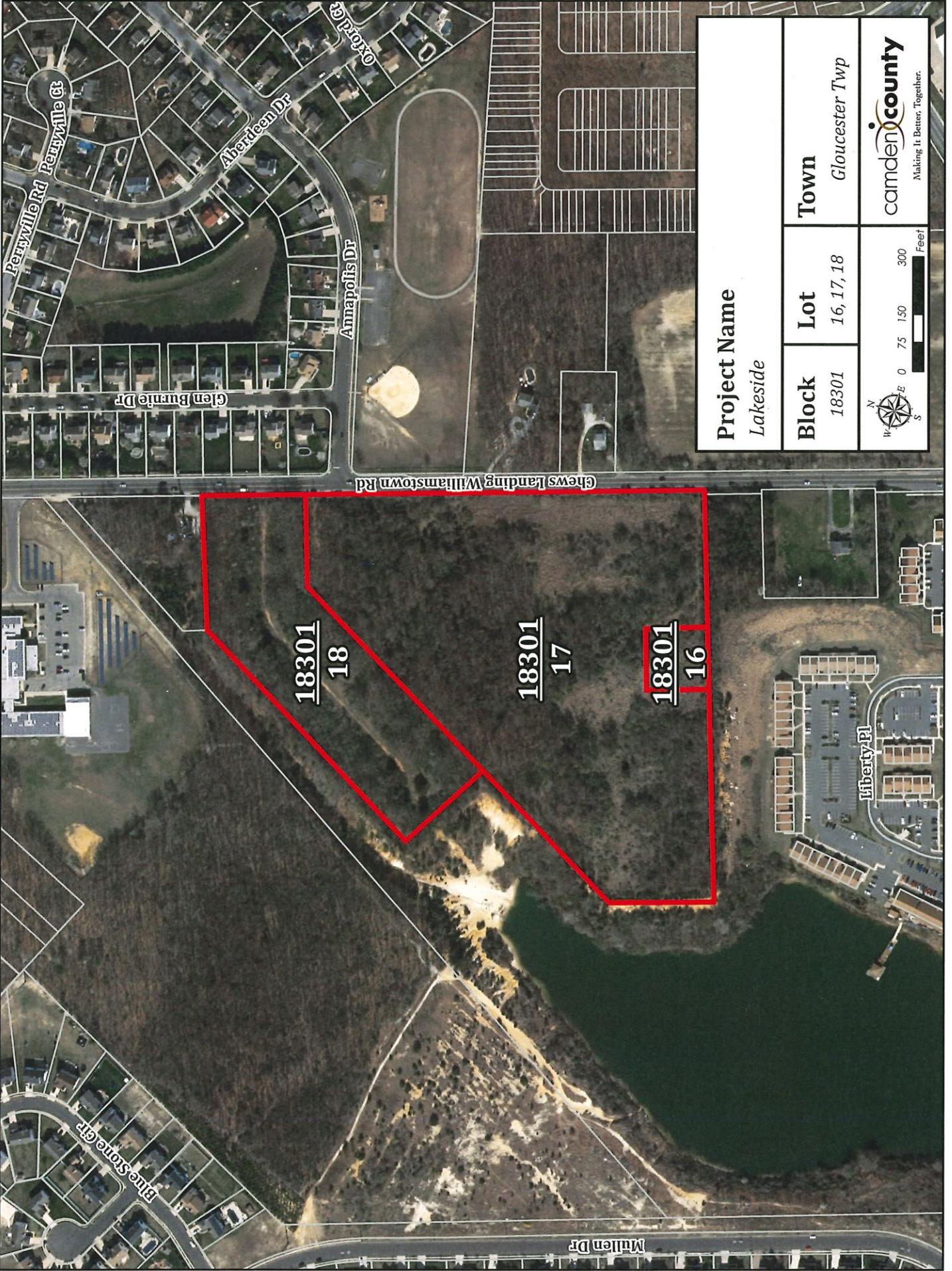
Date

SP-12-16-19

STAFF REPORT MEETING OF:	RE:	Lakeside
	Plan:	MJ-15-2-19
	Municipality:	Gloucester Twp.
	Applicant:	DKGT 18, LLC
	Abuts County Route:	Cr. 704 Williamstown-Erial Rd.

The applicant proposes to construct 76, four-bedroom single family homes. The homes will be accessed via a loop roadway within the development that has only one access point. This access point is onto County roadway 704, Williamstown-Erial Road, directly opposite Annapolis Drive. The applicant is proposing to widen Williamstown-Erial Road along the entire project frontage to provide an eleven-foot-wide travel lane, and an eleven-foot-wide shoulder. A right-of-way dedication is proposed along a portion of the site frontage to provide a 37.5-foot half section ROW along the entire frontage. The applicant proposes to construct a 4-foot wide, 4-inch thick concrete sidewalk along the entire site frontage.

It is recommended that the applicant reconstruct the curb ramps on the east side of Williamstown-Erial Road at the intersection of Annapolis Drive which is directly opposite the proposed Tahoe Street to provide fully ADA compliant curb ramps on all four corners of the intersection. The existing curb ramps on the east side of the intersection do not have detectable warning strips and do not meet current design standards.



Project Name
Lakeside

Block
18301

Lot
16, 17, 18

Town
Gloucester Twp



camden county
Making It Better. Together.

18301
18

18301
17

18301
16

Perryville Rd
Perryville Ct
Aberdeen Dr
Annapolis Dr
Ghews Landing Williamstown Rd
Liberty Pl
Millen Dr
BlueStone Ctr
Glen Burnie Dr
Oxford Ct



CONSULTING ENGINEERS SERVICES
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 645 BROAD CHURCH ROAD, SUITE 100, BRIDGE PLAZA, NEW BRIDGE, NEW JERSEY 08001
 REGISTERED PROFESSIONAL ENGINEERS IN THE STATE OF NEW JERSEY
 LICENSE NO. 120000001
 REGISTERED LAND SURVEYORS IN THE STATE OF NEW JERSEY
 LICENSE NO. 120000001

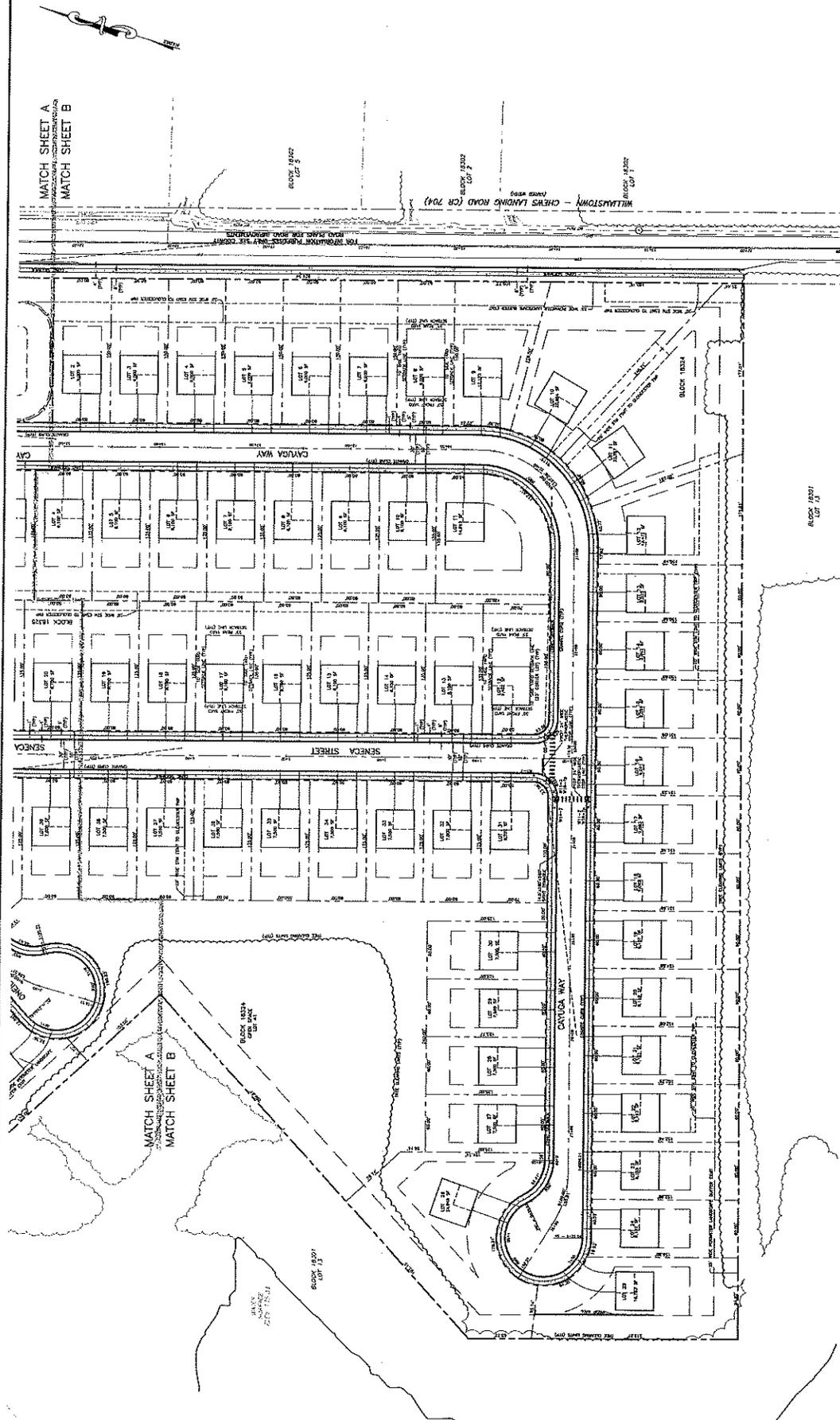
MAJOR SUBMISSION PLAN-SHEET B
 LAKESIDE
 PLATS 181.08, BLOCK 18301, LOTS 16, 17 & 18
 GLOUCESTER TOWNSHIP, CAUDEN COUNTY, NEW JERSEY

DATE	REVISION

JAY F. SIMS
 PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 24064721900



- LEGEND**
- PROPOSED LOT LINES
 - EXISTING LOT LINES
 - PROPOSED DRIVEWAYS
 - EXISTING DRIVEWAYS
 - PROPOSED SIDEWALKS
 - EXISTING SIDEWALKS
 - PROPOSED CURBS
 - EXISTING CURBS
 - PROPOSED STREETS
 - EXISTING STREETS
 - PROPOSED UTILITIES
 - EXISTING UTILITIES
 - PROPOSED EROSION CONTROL
 - EXISTING EROSION CONTROL
 - PROPOSED TREES
 - EXISTING TREES
 - PROPOSED FENCES
 - EXISTING FENCES
 - PROPOSED SIGNAGE
 - EXISTING SIGNAGE
 - PROPOSED LIGHTING
 - EXISTING LIGHTING
 - PROPOSED PAVEMENT
 - EXISTING PAVEMENT
 - PROPOSED GRASS
 - EXISTING GRASS
 - PROPOSED WATER
 - EXISTING WATER
 - PROPOSED SEWER
 - EXISTING SEWER
 - PROPOSED GAS
 - EXISTING GAS
 - PROPOSED ELECTRIC
 - EXISTING ELECTRIC
 - PROPOSED TELEPHONE
 - EXISTING TELEPHONE
 - PROPOSED CABLE
 - EXISTING CABLE
 - PROPOSED RAILROAD
 - EXISTING RAILROAD
 - PROPOSED AIRPORT
 - EXISTING AIRPORT
 - PROPOSED HIGHWAY
 - EXISTING HIGHWAY
 - PROPOSED CANAL
 - EXISTING CANAL
 - PROPOSED RIVER
 - EXISTING RIVER
 - PROPOSED LAKE
 - EXISTING LAKE
 - PROPOSED POND
 - EXISTING POND
 - PROPOSED SWAMP
 - EXISTING SWAMP
 - PROPOSED WETLAND
 - EXISTING WETLAND
 - PROPOSED WOODLAND
 - EXISTING WOODLAND
 - PROPOSED PRAIRIE
 - EXISTING PRAIRIE
 - PROPOSED SAVANNAH
 - EXISTING SAVANNAH
 - PROPOSED TROPICAL FOREST
 - EXISTING TROPICAL FOREST
 - PROPOSED TEMPERATE FOREST
 - EXISTING TEMPERATE FOREST
 - PROPOSED BOREAL FOREST
 - EXISTING BOREAL FOREST
 - PROPOSED OPEN SPACE
 - EXISTING OPEN SPACE
 - PROPOSED RECREATION
 - EXISTING RECREATION
 - PROPOSED HISTORIC
 - EXISTING HISTORIC
 - PROPOSED CULTURAL
 - EXISTING CULTURAL
 - PROPOSED SCIENTIFIC
 - EXISTING SCIENTIFIC
 - PROPOSED EDUCATIONAL
 - EXISTING EDUCATIONAL
 - PROPOSED RELIGIOUS
 - EXISTING RELIGIOUS
 - PROPOSED GOVERNMENT
 - EXISTING GOVERNMENT
 - PROPOSED PRIVATE
 - EXISTING PRIVATE



MATCH SHEET A
 MATCH SHEET B

MATCH SHEET A
 MATCH SHEET B



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

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

The Estates at Lakeside

PROJECT NAME

Gloucester Township

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: 183.08

PRELIMINARY PLAN

BLOCK: 18301

OTHER

LOT (s): 16, 17 & 18

NAME: The Estates at Lakeside

ADDRESS: 1075 Williamstown-Erial Road

CITY: Gloucester Township **STATE:** New Jersey **ZIP:** 08081

SITE ABUTS COUNTY HIGHWAY: Williamstown-Erial Road, County Route 704

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

GENERAL

The applicant proposes to construct 76, four-bedroom single family homes. The homes will be accessed via a loop roadway within the development that has only access point. This access point is onto County roadway 704, Williamstown-Erial Road, directly opposite Annapolis Drive. The applicant is proposing to widen Williamstown-Erial Road along the entire project frontage to provide an eleven-foot-wide travel lane, and an eleven-foot-wide shoulder. A right-of-way dedication is proposed along a portion of the site frontage to provide a 37.5-foot half section ROW along the entire frontage. The applicant proposes to construct a 4-foot wide, 4-inch thick concrete sidewalk along the entire site frontage.

It is recommended that the applicant reconstruct the curb ramps on the east side of Williamstown-Erial Road at the intersection of Annapolis Drive which is directly opposite the proposed Tahoe Street to provide fully ADA compliant curb ramps on all four corners of the intersection. The existing curb ramps on the east side of the intersection do not have detectable warning strips and

do not meet current design standards.

The following documents have been reviewed:

1. Site plan entitled "The Estates at Lakeside, Plate 183.08, Block 18301, Lots 16, 17 & 18, Gloucester Township, Camden New Jersey, Preliminary/ Final Major Subdivision", prepared by Consulting Engineer Service; dated August 6, 2019 and revised August 22, 2019.
2. Stormwater Management Report for "Lakeside' Plate 183.08, Block 18301, Lots 16, 17 & 18, Gloucester Township, Camden County, New Jersey", prepared by Consulting Engineer Services; dated August 5, 2019 and revised August 22, 2019.
3. Traffic Impact Study for "Lakeside, Block 18301, Lots 16, 17 & 18, Township of Gloucester, Camden County, New Jersey", prepared by Consultant Engineer Services, dated July 2019.
4. "Roadway Improvements, Williamstown – Chews Landing Rd (CR 704), Gloucester Township, Camden County, New Jersey", prepared by Consulting Engineer Services, dated August 2, 2019 with no revisions.

RIGHT OF WAY

1. The Camden County Master Plan indicates that County Rd. (CR 704) has a proposed right-of-way of 74 feet, with an existing right-of-way of 49.50 feet. A previous dedication along a portion of the site has already been granted for the 74-foot-wide ROW. The applicant is proposing a ROW dedication that will result in a 74-foot wide ROW along the entire site frontage. The following is noted:
 - a. 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.
 - b. 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.

SITE PLAN

1. In accordance with 3.3.1.8, new roads shall be located to provide an unobstructed line of sight. Both the Site Plans and the Roadway Improvement Plans should be revised to show that the area within the Sight Triangle shall be free of all vegetation or obstructions 18" high or higher.
2. In accordance with County design standards, Chapter 3.2.1.1.G.4, the minimum curb radii where a new road or street intersects a county road shall be 35'. Currently 25' radii are proposed. The plans shall be revised accordingly.
3. The site plan should indicate the width of the stop bar for the Tahoe Street approach entering the county road. The width of the stop bar shall be in accordance with the current edition of the MUTCD, county design standards, and as more specifically directed by the County Engineer.
4. Sight triangle easements shall be required at the newly created intersection of Tahoe Road with the county road. Sight triangle easements should be in accordance with AASHTO standards and be shown on plans. The applicant shall be required to submit a deed of sight

triangle easement to the County of Camden that describes the required easement area.

5. Site Plans Must Conform with the Following Standards:

- 3.3 Site Plan
- 3.3.1.12 **Emergency Access - Plan Does Not Conform**, no emergency access provided – An Emergency Access Easement is required with a stabilized surface and clearly marked with a depressed curb at each end of the access. The easement should be dedicated to Gloucester Twp.
- 3.3.1.17 **Maintenance of Traffic Control Devices - Plan Does Not Conform**, no MPT drawings for work within County ROW provided

STORMWATER MANAGEMENT NJAC 7:8

- 6. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. A stormwater management basin has been provided that does meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge. The applicant is constructing a new stormwater collection system along the west side of Williamstown-Erial Road that will tie into the development's stormwater collection system and empty into a Gloucester Twp. maintained retention basin.
- 7. The design has met the water quantity requirement for peak rate of reduction.
- 8. 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.
- 9. 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.
- 10. The applicant is required to analyze the capacity of the existing storm drain system along the property frontage. The applicant must demonstrate that the existing County storm pipe system has the capacity to handle the runoff directed into the County storm pipe system from the proposed improvements under the 25-year storm conditions with no overland relief and under the 10-year storm conditions if overland relief is available. The applicant proposes to connect a 36" pipe into a 33" pipe of unknown condition and capacity. The applicant shall clean out and video the 33" pipe to a point of open discharge and provide an as built and flow capacity calculations.

DETAILS

- 11. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
- 12. 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.

13. The difference of elevation between the existing centerline of the County Highway and the new gutter line is to be as near to a 2.22% grade as possible.

14. 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 Concrete Sidewalk
3. Standard Pavement Marking Legend
4. Curb Inlet with Bicycle Safe Grate and Type 'N-Eco' Curb Piece
5. Roadway Widening Roadway Restoration
 - A. Typical Roadway Restoration for Curb Installation
 - RCP Storm Sewer Installation
 - A. Trench Restoration in HMA Pavement
6. Asphalt Road Restoration: Gas Utility

ADMINISTRATIVE

15. 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.

16. 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.

17. 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.

18. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.

19. 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.

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

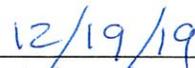
21. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

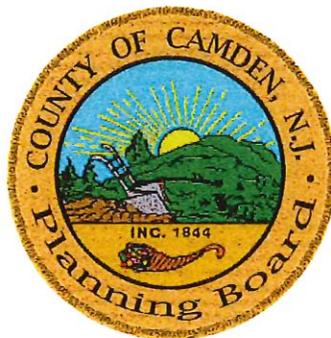
22. Applicant is responsible for all environmental permits required.
23. Applicant is responsible for obtaining all Pinelands Commission permits and approvals.



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



DATE



Cc: Applicant: DKGTT 18, LLC, kschatz@cohenschatz.com, fax 856.346.4401
Applicant Attorney: Frank Tedesco, ftedesco@dilworthlaw.com, fax 856.663.8855
Applicant Engineer: Consulting Engineer Services, jsims@ces-1.com, fax 856.232.2346
Municipal Planning Board Secretary: Lydia Pendino, lpentino@glotwp.com, fax 856.374.3511
Municipal Review Engineer: Bach Associates, PC, sbach@bachdesigngroup.com, fax 856.546.8612

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

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

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

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:

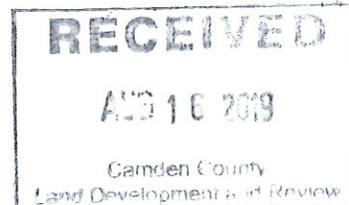
Project Name: Lakeside

Project Address (if applicable) & Municipality: Gloucester Township

Abuts County Road: Williamstown-Erial Road County Route No.: County Route 704

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): 183.08

Existing Zoning: NVBP

Block(s): 18301

Variance(s) Required: _____

Lot(s): 16,17 and 18

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.

MJ-15-2-19

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: DKGT 18, LLC Phone: 856-346-4400 Fax: 856-346-4401
 Address: 701 Cooper Road, Suite 7 Town & State: Voorhees, NJ
 Email: kschatz@cohenschatz.com Zip.: 08043

Attorney: Frank Tedesco Phone: 856-675-1960 Fax: 856-663-8855
 Address: 457 Haddonfield Road, Suite 700 Town & State: Cherry Hill, NJ
 Email: ftedesco@dilworthlaw.com Zip.: 08002

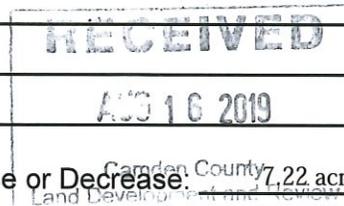
Engineer: Jay Sims - Consulting Engineer Services Phone: 856-228-2200 Fax: 856-232-2346
 Address: 645 Berlin Cross Keys Road, Suite 1 Town & State: Sicklerville, NJ
 Email: jsims@ces-1.com Zip.: 08081

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: Major subdivision plan approval is being sought by DKGT 18, LLC to develop 76 single family houses. The proposed single family houses will be 4 bedrooms. The developed site will have access to Williamstown-Chews Landing Road (County Route 704). Parking, sidewalks and associated lighting and landscaping will be provided within the development.



Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: 7.22 acres
 Total Amount of Land Disturbed: 24.2 acres
 Total Gross SF of all Buildings/ Development: 121,600 sf
 Total New Residential Units: 76
 Total New Jobs Created: _____

MD-15-2-19

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

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

Will new lots be created? **YES** / NO How Many New Lots? 76

Size of Existing Lot(s): 25.554 acres

Portion to be Subdivided: All

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

Title of Municipal Official: Director of Community Development

Authorized Municipal Signature: [Signature] Date: 7/12/19

Transmittal Date (if applicable): 7/12/19

Phone Number: (856) 374-3511

Signatures Required:

Name of Applicant: DKGT 18 LLC Kerrath Schatz member

Signature of Applicant: [Signature] Date: 8/8/19

Agent Completing Application: _____

Signature of Agent: _____ Date: _____

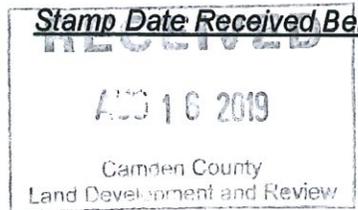
For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below



MS-15-2-19

CAMDEN COUNTY PLANNING BOARD APPLICATION

AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: DKGT 18 LLC

Is the Company a Corporation? YES / NO

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

Is the Company a Partnership? YES / NO

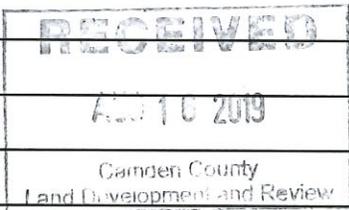
Is Company an Individual Owner? YES / NO

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
------	---------	-------

Donald Paparone	1111 Markkress Road, Cherry Hill, NJ 08003	Member
-----------------	--	--------

Kenneth Schatz	701 Cooper Road, Voorhees, NJ 08043	Member
----------------	-------------------------------------	--------



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

<p>X <u></u></p> <p style="text-align: center;"><i>Signature of Owner & Title</i></p> <p style="text-align: center;">KENNETH SCHATZ MEMBER</p>	<p style="text-align: center;"><u>8/3/19</u></p> <p style="text-align: center;"><i>Date</i></p>
--	---

<p>X _____</p> <p style="text-align: center;"><i>Signature of Owner & Title</i></p>	<p style="text-align: center;">_____</p> <p style="text-align: center;"><i>Date</i></p>
---	---

MS-15-2-19

STAFF REPORT MEETING OF:	RE:	Wawa
	Plan:	SP-13-1-19/M-13-1-19
	Municipality:	Gibbsboro
	Applicant:	Gibbsboro Development Group, LLC.
	Abuts County Route:	Cr. 561 Haddonfield Berlin Rd. and Cr. 686 Clementon Rd.

Applicant seeks approval to develop a Wawa Store with fuels sales on the corner of Cr. 561 Haddonfield Berlin Rd. and Cr. 686 Clementon Rd. This is the site of the former Gibbsboro Super Jet gasoline station. The developer is purchasing several homes along Cr. 686 Clementon Rd., consolidating the lots and demolishing the homes.



Lakeview Dr N

Lakeview Dr S

Clementon Rd E

Troth Ave

7.04
16.09

7.04
19.11

7.04
19.10

7.04
19.09

7.04
19.06

7.04
19.08

7.04
19.15

7.04
19.07

Project Name
Wawa

Block
7.04

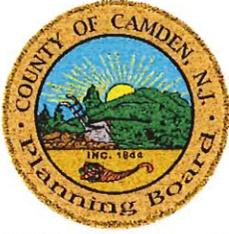
Lot
Multi

Town
Gibbsboro



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-13-1-19
M-13-1-19**

Gibbsboro Development Group, LLC
PROJECT NAME

Gibbsboro
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: _____

PRELIMINARY PLAN

BLOCK: 7.04

X

OTHER (MINOR
SUBDIVISION)

LOT (s): 16.09, 19.06
19.07, 19.08,
19.09, 19.10,
19.11, 19.15

NAME: Gibbsboro Development Group, LLC

ADDRESS: 701 E Route 70, Building 1, 2nd Floor

CITY: Marlton **STATE:** NJ **ZIP:** 08054

SITE ABUTS COUNTY HIGHWAY: CR 561 (Lakeview Road), CR 686 (Clementon Road)

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

GENERAL

The application comprises eight separate lots with frontages to County Route 561 (Lakeview Road), County Route 686 (Clementon Road) and Troth Avenue. The overall tract encompasses 2.41 total acres with a vacant gasoline station and three residential homes.

The applicant proposes to demolish the existing structures and construct a 5,585-square-foot Wawa convenience store with 12 vehicle fueling positions. Access to the site is proposed via three (3) driveways: right-in/right-out only driveway on CR 561, full-access driveway on CR 561, and one-way right-in only driveway on CR 686 approximately 75 feet from the signalized intersection at Lakeview Road. Sidewalk reconstruction and pedestrian-scale lighting is proposed along both frontages.

The following documents have been reviewed:

1. Site plan entitled "Preliminary/Final Site Plan for Wawa-Gibbsboro" prepared by Stantec; dated June 19, 2019 and revised November 18, 2019 (21 sheets).
2. Stormwater Management Narrative for "Wawa-Gibbsboro" prepared by Stantec; dated June 19, 2019.
3. Traffic Impact Analysis for "Proposed Wawa" prepared by Dolan & Dean Consulting Engineers, LLC; dated June 24, 2019.
4. Boundary and Topographic Survey for "Wawa-Gibbsboro" prepared by Stantec; dated November 28, 2018.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Clementon Road (CR 686) has a proposed right-of-way of 66 feet, with an existing variable right-of-way width. The right-of-way width is 33 feet from the centerline along the applicant's frontage.
2. The Camden County Master Plan indicates that Lakeview Road (CR 561) has a proposed variable right-of-way of 66 to 74 feet, with an existing variable right-of-way width. The right-of-way width is 33 feet from the centerline along the applicant's frontage. The applicant is required to provide additional right-of-way to the maximum proposed right-of-way through a roadway easement to widen Lakeview Road (CR 561) 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.
3. The applicant is proposing to restripe Clementon Road (CR 686) to provide a left-turn lane at the proposed full-access driveway.
4. The applicant is proposing sidewalk, pedestrian-scale lighting, partial frontage curbing, and a portion of the driveway median on CR 561 within the County right-of-way.

TRAFFIC

1. The traffic study assumes that 80% of the pass-by traffic will be from southbound Lakeview Road (CR 561) with the remaining 20% along Clementon Road (CR 686). This pass-by distribution appears to be inconsistent with the existing traffic counts and results in a high percentage of the exiting traffic flow (the morning pass-by traffic represents approximately 25% of the existing traffic counts). In addition, considering that the nearest Wawa with gasoline is more than 2 miles away along Route 30 corridor, there is likelihood that existing northbound Lakeview Road (CR 561) motorists will also patronize the proposed store.

The ITE publication "Transportation Impact Analysis for Site Development" notes that pass-by trips should not represent more than 15% of the existing volumes. As a result, the applicant's engineer shall re-evaluate the pass-by distribution assignment and determine if any additional impacts associated with respect to the Clementon Road (CR 686) full-access driveway and the left turn lane operations (northbound CR 561 and eastbound CR 686) at the nearby signalized intersection.

2. The traffic study indicates that the 50th percentile queue along southbound Lakeview Road (CR 561) will extend beyond the proposed right-in/right-out only driveway, particularly during the afternoon peak hour. The applicant's traffic engineer should provide the 95th percentile queue lengths on the capacity analysis printouts within the traffic study to ensure that the eastbound Clementon Road (CR 686) left-turn movement queue at the traffic signal does not exceed the available storage length.
3. The design of the proposed right-in/right-out only driveway on Lakeview Road (CR 561) shall be redesigned in accordance with the County standard detail for Left Turn In and Left Turn Out Prohibited (Detail 12). With a larger island, the proposed egress movement will be shifted closer to the signalized intersection and the southbound Lakeview Road (CR 561) left-turn movement queue at the traffic signal will extend beyond the egress of the driveway. As a result, the proposed driveway on Lakeview Road (CR 561) shall be restricted to right in movements only.

SITE PLAN

1. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way.
2. 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".
3. In accordance with 3.4.13, sidewalks along any portion of a development that abuts a county road are to be installed 5 feet from the front of face of curb. Sidewalk is proposed along CR 561 and CR 686 that is 10 feet wide and 3 feet from the front face of curb. The plans should be revised, or a technical waiver requested.
4. Sight triangle easements shall be required at all existing and proposed road or street intersections with a county road and at driveways as determined to be necessary by the County Engineer. Sight triangle easements should be in accordance with AASHTO standards and be shown on plans. The applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement area. The plans should be revised to include the proper sight triangles at the proposed driveway on Clementon Road (CR 686) for a posted speed limit of 35 MPH in accordance with Section 3.3.1.8.
5. A note should be added to the plan that the areas within the sight triangles shall be free of all vegetation or obstructions 18" high or higher.
6. The proposed right-in only driveway on Clementon Road (CR 686) shall be revised to reduce the

width to 18 feet.

7. The Truck Turning Plan shows fuel trucks must use the inner travel lane along Lakeview Road (CR 561) and the entire width of the proposed right-in/right-out only driveway to maneuver into the site. Trucks must be restricted from using the Lakeview Road (CR 561) driveway via signage.
 8. The Truck Turning Plan shows delivery trucks using the inner travel lane along Clementon Road (CR 686). The Truck Turning Plan should be revised to ensure that trucks can maneuver without stopping from the curbed lane when accessing the site.
 9. The existing "35-MPH" speed limit sign shall be relocated to the north side of the proposed light pole (closest to the right in) for better visibility.
10. Site Plans Must Conform with the Following Standards:

3.3.1.9 Spacing of New Driveways

The minimum distance of at least 400 feet shall be provided between the closest edges of driveways. The spacing of the proposed driveways on Clementon Road (CR 686) are approximately 185 feet. Applicant to request a technical waiver, to be discussed during the Planning Board hearing.

No portion of a driveway shall be located within 10 feet of a side property line. The proposed right-in/right-out only driveway on Lakeview Road (CR 561) has a setback of 0 feet. The proposed full-access driveway on Clementon Road (CR 561) has a setback of 9 feet. Applicant to request a technical waiver, to be discussed during the Planning Board hearing.

3.3.1.10.B Profile of a Driveway Approach to a County Road

The applicant should provide vertical profiles of the proposed driveway approaches to the county roads that show the approach grades do not exceed a 7% grade approach. Additionally, the maximum grade differential between the slope of the new driveways and the cross slope of the county roads shall not be more than 8%.

3.3.1.10.D Corner Radii

The minimum corner radii for a two-lane driveway shall be 15 feet. The northern curb radii on the Lakeview Road (CR 561) driveway is 5 feet.

3.3.1.10.E Driveway and Apron Material

Driveways shall be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25 feet from the edge of the pavement of the county road. The plans show concrete material for a distance of 10 feet at the Lakeview Road (CR 561) driveway and a variable distance at the Clementon Road (CR 686) with a maximum distance of 15 feet. Site plans shall be updated to depict 25ft of concrete from the edge of pavement into the driveway of the site. For the right-in driveway along Clementon Rd. (Cr. 686) concrete shall be placed from the edge of pavement to the edge of the sites internal curb for a

width of approximately 19ft.

3.3.1.10.H Left-Turn Storage Lanes

Where a left turn lane is provided on a county road, traffic signs and traffic line striping must be installed in accordance with the current edition of the Manual of Uniform Traffic Control Devices (MUTCD). The County Roadway Plan shall be updated to reflect appropriate storage of the left-turn lane including key dimensions (width, tapers, etc.). A redlined plan is attached for reference. The applicant will review proposed taper and resolve any issues related to loss of proposed parking spaces along Clementon rd. (686).

3.3.1.10.K Centerline and Lane Transitions

Where painted centerline of the county road is shifted to provide for a left-turn lane, the centerline and/or lane lines shall be re-painted with the appropriate transitions in accordance with current edition of the MUTCD. The County Roadway Plan shall be updated to reflect appropriate transition lengths. A redlined plan is attached for reference. Additionally, the curb line adjustments and on-street parking on Clementon Road (CR 686) associated with the "Future Development By Others" will be impacted by the centerline and lane transitions needed for the proposed left-turn lane.

3.3.1.10.L Traffic Control Islands

The nose of the concrete median on the Lakeview Road (CR 561) driveway should be revised to be removed from the County ROW.

3.3.1.14 Traffic Signs

Traffic Control signs shall conform to the current edition of the MUTCD. A note shall be added to the plans that all traffic control signs shall conform to the current edition of the MUTCD.

STORMWATER DRAINAGE

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. A stormwater management basin has been provided that does meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge. The applicant's engineer should provide additional documentation that:
 - a. The final design meets the hydraulic impact requirements of NJAC 7:8-5.4(a)2iv
 - b. The storm water system is in total conformance with the NJAC 7:8.
2. The report states that the site discharges through MH-3 to MH-4, which eventually reaches an unidentified inlet on East Clementon Ave (CR 686). The applicant has demonstrated that the flows reaching MH-4 will be reduced for the 2-year, 10-year, and 100-year storm events, but this system appears to flow into an adjacent site without a shown connection to Clementon Road (CR 686). Additional detail shall be provided regarding the location and connection to the inlet in East Clementon Ave (CR 686). Further Analysis should determine if there is a surcharge condition downstream of MH-4 where the connection is made on East Clementon

Ave (Cr 686). Additionally, the profile for the connections between MH-3 to MH-4 is not depicted in the details section of the site plans. Please and this profile to the plans. Since the connection to MH-4 looks to be offsite the applicant is required to provide an Access and Maintenance agreement or a similar document that established a relationship between the applicant and this property owner for the installment of MH-4 and the use of the offsite stormwater system.

3. The following comments are provided regarding the calculations, SWM Report and Plans:

- a. While the stormwater analysis has shown a reduction in runoff for Watershed 1, the development along the property frontage may result in increased flows along the edge of road gutter. Per section 3.5.2.1 of the Camden County Development Regulations, where the subdivision driveway intersects a county road, gutter drainage along the county road must be intercepted by inlets on the upstream side of the new driveway to prevent stormwater from crossing the intersection. An inlet should be placed at the upstream side of the proposed driveways on County Roads.

DETAILS

1. All construction or reconstruction within the County right-of-way is to be at County standards and Federal ADA standards.
2. All concrete within the County ROW shall have a 4500 PSI at 28 days.
3. The restoration pavement width for shall be a minimum of 2 feet.
4. All curb radii for all roadways and driveways should be checked to ensure that an emergency vehicle or delivery vehicle can exit the driveway without turning into oncoming traffic particularly along East Clementon Road (CR 686).
5. 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.
6. 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 HMA Driveway Section: Adjacent to Reinforced Concrete Sidewalk and Apron
4. Standard Pavement Marking Legend
5. Standard Left Turn In and Left Turn Out Prohibited
6. Left Turn Lane and Transition
7. Roadway Widening Roadway Restoration
 - A. Typical Roadway Restoration for Curb Installation
8. Curb Face Form

5. The following specific details shall be updated:
 - a. Stop Bar – reflect 4" yellow line (centerline)
 - b. One-way arrow – reflect white striping

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.

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

1/16/20
DATE



Cc: Applicant: Gibbsboro Development Group, LLC, Fax: 856-988-8886, Email: jim@j-jdevelopmentgroup.com
Applicant Attorney: Timothy Prime, Fax: 856-273-8383; Email: tim@primelaw.com
Applicant Engineer: Joseph Odenheimer, Stantec, Fax: 856-234-5928, Email: joseph.odenheimer@stantec.com
Municipal Planning Board Secretary: Anne Levy, Fax: 856-782-8694, Email: N/A
Municipal Review Engineer: Gregory Fusco, KEI Associates, Fax: 856-753-1091, 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: Wawa-- Lakeview Drive and Clementon Road

Project Address (if applicable) & Municipality: Lakeview Drive and Clementon Road, Gibbsboro Borough

Abuts County Road: Lakeview Drive, a/k/a Haddonfield-Berlin Road and Clementon Road a/k/a Clementon-Gibbsboro Road County Route No.: 561 (Lakeview Drive, a/k/a Haddonfield-Berlin Road) and 686 (Clementon Road a/k/a Clementon-Gibbsboro Road)

Type of Submission (please check one):

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

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

- Resubmission of Major Subdivision

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



Tax Map Data:

Plate(s): _____

Existing Zoning: C-2

Block(s): Please see below

Variance(s) Required: N/A

Lot(s): Please see below

Block 7.04, Lots 16.09, 19.06, 19.07, 19.08, 19.09, 19.10, 19.11 and 19.15

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-13-1-19
M-13-1-19

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Gibbsboro Development Group, LLC Phone: (856) 988-8770 Fax: (856) 988-8886
 Address: 701 E Route 70, Building 1 – 2nd Flr Town & State: Marlton, NJ
 Email: Jim@j-developmentgroup.com Zip.: 08053

Attorney: Timothy M. Prime, Esq, Prime Law Phone: 856-273-8300 Fax: 856-273-8383
 Address: 14000 Horizon Way, Suite 325 Town & State: Mount Laurel, NJ
 Email: tim@primelaw.com Zip.: 08054

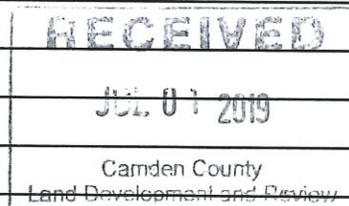
Joseph R. Odenheimer, P.E.,
 Engineer: Senior Project Manager for Stantec Phone: (856) 234-0800 x 6042 Fax: _____
 Address: 10000 Midlantic Drive Suite 300W Town & State: Mount Laurel, NJ
 Email: Joseph.Odenheimer@stantec.com Zip.: 08054

Proposed Use (please check all that apply):

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

Project Description & Statistics:

Short Description of Project: Proposed Wawa convenience store with sale of fuel



Increase in Impervious Coverage?: YES NO Total Increase or Decrease: 43,687 sf
 Total Amount of Land Disturbed: 117,244 sf
 Total Gross SF of all Buildings/ Development: 5,585 sf
 Total New Residential Units: 0
 Total New Jobs Created: TBD

SP-13-1-19
M-13-1-19

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? 2

Size of Existing Lot(s): 105,164 sf

Portion to be Subdivided: 2,938 sf

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

Title of Municipal Official: _____

Authorized Municipal Signature: _____

Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: Gibbsboro Development Group, LLC

Signature of Applicant: _____

Date: 6/10/19

Agent Completing Application: Timothy M. Prime, Esquire, for Prime Law

Signature of Agent: _____

Date: 6/27/19

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-13-1-19
M-13-1-19

RECEIVED
Stamp Date Received Below

JUN 07 2019

Camden County
Land Development and Review

Gibbsboro Development Group, LLC

Corporate Ownership Disclosure Statement

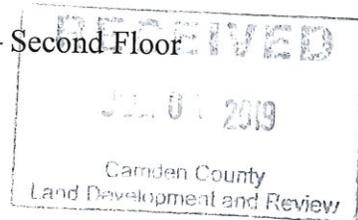
This Corporate Ownership Disclosure statement is provided in compliance with the requirements of N.J.S.A. 40:55D-48.1 et seq.

Owners holding 10% or more of any class of stock/interest in Gibbsboro Development Group, LLC:

1. 701 Realty Partners, LP
701 E Route 70, Building 1 – Second Floor
Marlton, NJ 08053

Owners holding 10% or more of any class of stock/interest in 701 Realty Partners, LP:

- 1.) A & B Development Group, LLC (100%)
701 E Route 70, Building 1 – Second Floor
Marlton, NJ 08053
 - a.) E Street Development Group, LLC (50%)
701 E Route 70, Building 1 – Second Floor
Marlton, NJ 08053
 - i.) James Angeloni (50%)
701 E Route 70, Building 1 – Second Floor
Marlton, NJ 08053
 - ii.) Jeff Angeloni (50%)
701 E Route 70, Building 1 – Second Floor
Marlton, NJ 08053
 - b.) PJN Development Group, LLC (50%)
701 E Route 70, Building 1 – Second Floor
Marlton, NJ 08053
 - i.) Paul P. Braungart (100%)
701 E Route 70, Building 1 – Second Floor
Marlton, NJ 08053



SP-13-1-19
M-13-1-19