

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

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

Camden County Planning Board

Agenda for August 27th, 2019

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 previous meeting
6. Review of Project for Board Action
 - a. SP-12-9-19 JCC Parking Expansion
 - b. SP-27-4-19/M -27-1-19 Family Dollar
7. Chairman's report
8. Attorney's Report
9. County Engineers Report
10. County Planning Report
11. New Business
12. Old Business
13. Adjournment

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



CAMDEN COUNTY PLANNING BOARD
Land Development Review

Review List for Meeting

August 27, 2019

Minor/Major Subdivisions and Site Plans

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP - 1	JCC Parking Expansion	SP-12-9-19	Cherry Hill	Parking lot expansion
SP-2	Family Dollar	SP-27-4-19/ M-27-1-19	Pennsauken	Family Dollar

Camden County Planning Board
County Public Works Complex, Lindenwold
6:00 PM
July 23, 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. Daniel Cosner, Mr. Tom Schina, Mr. Joe Pillo, Mr. Ryan Doran, Ms. Alexis Williams, 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 June 25, 2019 meeting by Mr. Cosner and seconded by Mr. Doran, all present were in favor. Mr. Pillo abstained.

Review of Projects for Board Action

SP-36-5-19

Carollo, Inc.

Winslow

Robert Cohen, Esq., and Bruce McKenna, PE, were present for application.

The applicant proposes improvements to the vacant site at 100 Berlin - Cross Keys Road in Winslow Township NJ, to construct a 65-seat restaurant in the current building. The proposal also includes the expansion of the parking area around the building, changes to flow of traffic within the parking area, stormwater management basin modifications and relocation of the driveway along Berlin - Cross Keys Road (CR 689). Adding 22 parking spaces in rear of building.

Application was approved in Winslow in January or February. Changing use of a Wawa to a Restaurant.

Will comply with County Engineer's comments. Will not be modify drainage basin.

Will be modifying driveway on Cross Keys to right in, right out. Driveway of New Freedom will be full access.

Pork chop will be a mountable 6" high curb. Easement is not maintained by the County. Township is responsible. Owner maintains the sidewalk.

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

SP-22-1-19

Lighthouse of Deliverance Gospel Church, Inc.

Lindenwold

Seth Roder, Esq., and Steve Flippone, PE and Bishop Harley were present for the application.

The applicant proposes to consolidate the existing lots (Block 240 Lots 41, 42, 43, 44 & 45) and redevelop the site. The property is 4.16 acres and is located on the north side of Blackwood Clementon Road (CR 534). The existing site consists of five buildings, associated parking areas and a stormwater management basin.

As part of the redevelopment the applicant proposes to demolish three of the existing buildings, two will remain, as well as two of the parking lots. A new 13,351.5 SF church building is proposed with 114 associated parking spaces. Two stormwater management basins and a stormwater conveyance system are also proposed. The site will be accessed through two existing driveways along Blackwood Clementon (CR 534) that will remain, with three driveways being eliminated. Lighting and landscaping are included as part of the proposed improvements.

Received approval from Lindenwold on April 25th.

Will keep two driveways along Blackwood Clementon, removing three driveways.

Comply with all County Engineer's comments.

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

SP-36-4-19

VB Winslow Realty, LLC

Winslow

Dave Shafkowitz, Esq. and Mike Galante, PE were present to the application.

The applicant proposes to develop the currently vacant 4.49-acre site bounded by Sicklerville Road and Thousand Oaks Drive. The project includes the construction of a 5,040 SF Retail Store and a 5,950 Restaurant/Retail Store with a 1,500 SF manager's office. Phase 1 of the development.

This construction's site improvements include asphalt parking areas, commercial driveways off Sicklerville Road (C.R. 705), concrete curbing and concrete sidewalk installation. An outdoor patio, landscaping, lighting, and stormwater management facilities are also included. A stormwater management basin is also planned, which will discharge into the existing county conveyance system located within the county right-of-way.

Received preliminary approval from Winslow.

Phase 1 must have driveway on Thousand Oaks Dr. and the storm water basin.

Will have 2 full movement driveways on Sicklerville Road.

Deed Restrict the parcel, Block 2901.02, Lot 1 and any future subdivisions; preventing any additional or future driveways along Sicklerville Road (CR 705).

A motion was made by Mr. Schina and seconded by Mr. Doran to approve this application conditional upon receipt of filing of Deed Restriction; all present were in favor.

PUBLIC COMMENTS

None.

CHAIRMAN'S REPORT

None.

ATTORNEY'S REPORT

None.

COUNTY ENGINEER'S REPORT

None.

COUNTY PLANNING REPORT

None

NEW BUSINESS

None.

OLD BUSINESS

None

ADJOURNMENT

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

Respectfully Submitted,
Carol Sigman
Land Development & Review Clerk

STAFF REPORT MEETING OF:	RE:	Katz JCC Parking Lot Expansion
	Plan:	SP-12-9-19
	Municipality:	Cherry Hill
	Applicant:	Katz JCC
	Abuts County Route:	Sringdale Rd. Cr.673 and Kresson Rd. Cr. 671

The applicant proposes the expansion of existing on-site parking by the construction of the addition of two new parking fields in existing wooded areas. A new stormwater basin is proposed to accommodate the runoff from the new impervious areas.



Project Name JCC Parking Lot		Town Cherry Hill
Block 523.13	Lot 12 & P.O. 11	 Feet



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

**COUNTY PLAN:
SP-12-9-19**

Katz JCC Parking Lot Expansion
PROJECT NAME

Township of Cherry Hill
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: 331

Approved

PRELIMINARY PLAN

BLOCK: 523.13

OTHER

LOT (s): 12 & p/o 11

NAME: Katz JCC Parking Lot Expansion

ADDRESS: 1301 Springdale Road

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

SITE ABUTS COUNTY HIGHWAY: Springdale Road, County Route 673 and Kresson Road, County Route 671

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

GENERAL

The applicant proposes the expansion of existing on-site parking by the construction of the addition of two new parking fields in existing wooded areas. A new stormwater basin is proposed to accommodate the runoff from the new impervious areas.

The following documents have been reviewed:

1. Site plans entitled "Application for Amended Preliminary and Final Site Plan, 1301 Springdale Road, Block 523.13, Lot 12 and Portion of Lot 11, Katz JCC Parking Lot Expansion, Township of Cherry Hill, Camden County, New Jersey, prepared by William Salmon, PE, Paulus, Sokolowski and Sartor, LLC, dated September 28, 2018 with Revision 1 dated April 29, 2019.
2. Stormwater Management Report for the "Katz JCC Parking Lot Project, Block 523.13, Lot 11 & 12, Cherry Hill Township, Camden County, New Jersey", prepared by William Salmon, PE, Paulus, Sokolowski and Sartor, LLC, dated September 28, 2018, Revised April 29, 2019.
3. "Parking Evaluation, Betty and Milton Katz Jewish Community Center, Cherry Hill Township, Camden County, Block 523.13, Lot 12 & Portion of Lot 11", prepared by Traffic Planning and Design, Inc., dated September 20, 2018.

RIGHT OF WAY

1. Springdale Road has (C.R. 676) has a variable existing right-of-way, measuring seventy-four feet (74') at the location of this development. Under a previous application the applicant has provided a 12.5 wide easement to Camden County along the entire Springdale Road frontage bringing the ½ width from the original roadway centerline along the Springdale Road site frontage to 37 feet. Therefore, no additional right-of-way dedication along the Springdale Road frontage is required.
2. The project does not create any new road or street intersections with a County Road but utilizes an existing internal circulation road to access the proposed additional parking areas.

ROADWAY IMPROVEMENT PLANS

1. No roadway improvements within the County Right-of-Way are proposed.
2. The applicant is proposing to retain the existing pedestrian ramps at the intersection of Springdale Road (CR 673) and Lillian Lefkowitz Lane. 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.
 - b. Detectable Warning Strips (DWS) shall be added to the ramps within the public right-of-way if the existing ramps are found to be in compliance with the standards of the Proposed Accessibility Guidelines for Pedestrian Facilities in the Public right-of-way dated July 26, 2011. The ramps shall be replaced if they are found to not be in compliance with the standards of the Proposed Accessibility Guidelines for Pedestrian Facilities in the Public right-of-way dated July 26, 2011

TRAFFIC

1. The applicant is not proposing any new buildings that would generate additional traffic but instead is proposing additional parking to accommodate increased parking demands and lack of utilization of remote parking areas due to:
 - a. Increased membership of the JCC
 - b. Increasing numbers of seniors/ elderly persons utilizing the facility and the many programs offered which require proximity to the main entrance to the JCC
 - c. Patrons leaving because of the lack of close by, convenient parking
 - d. Motorist circling the lot seeking more convenient parking
 - e. Increased parking in non-permitted areas closer to the main entrance, i.e. end islands, grass, etc.
 - f. The ability to accommodate parking needs for larger events during multiple times of the year

2. The development proposal write-up on page two of the Parking Evaluation report indicates an increase of 198 spaces whereas the site plan drawing indicates an increase of 111 spaces. In addition, the Development Proposal section write-up of the Parking Evaluation report indicates that there will be 20 angled spaces where the site indicates all parking will be perpendicular. The Parking Evaluation report should be updated to be consistent with the proposed site plan.

3. Based upon the Overall Total Vehicles parking volumes tabulation presented in the Appendix, there currently exists an adequate number of parking spaces on-site to accommodate the existing parking demand. The maximum overall utilization never exceeds 90.82%. The applicant should provide additional justification and explanation as to why the spaces are needed given the 90.82% maximum existing utilization and that the proposed additional spaces will be utilized.

SITE PLAN

1. The applicant is not proposing any new driveways from the site.

STORMWATER MANAGEMENT NJAC 7:8

1. 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.

2. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant in order to ensure that the stormwater system can be maintained in perpetuity.

3. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.

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 work within the County Right-of--Way.

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.

OUTSIDE AGENCY APPROVALS

1. Applicant is responsible for all environmental permits required.

Kevin Becica 8/20/19
KEVIN BECICA, PE, PP, CME, CFM DATE
County Engineer



Cc: Applicant: Jewish Federation of Southern New Jersey – lcohen@fedsnj.org
Applicant Attorney: Sherman, Silverstein, Kohl, Rose & Podolsky, LLC – rfeld@shermansilverstein.com
Applicant Engineer: William Salmon, PE – krutherford@psands.com
Municipal Planning Board Secretary: Lorissa Luciani, PP, AICP - LLuciani@chtownship.com
Municipal Review Engineer: Stacey Arcari, PE, PP, CME, PTOE - 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: N/A
Lot(s): 12 & Portion of 11 (to be known as Lot 11.01)

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-12-9-19

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
Sherman, Silverstein, Kohl
Attorney: Rose & Podolsky, LLC Phone: 856-661-0700 Fax: 856-773-5303
Address: 308 Harper Drive, Suite 200 Town & State: Moorestown, NJ
Email: rfeld@shermansilverstein.com Zip.: 08057
Paulus, Sokolowski & Sartor, LLC
Engineer: ATTN.: William Salmon Phone: 856-335-6000 Fax: 856-294-5181
Address: 1909 Route 70 East, Suite 307 Town & State: Cherry Hill, NJ
Email: krutherford@psands.com Zip.: 08003

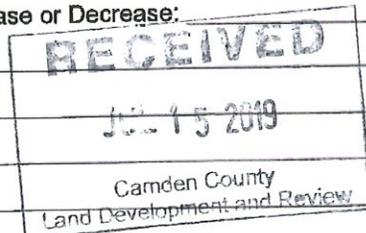
Proposed Use (please check all that apply):

- | 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: <u>Community Center</u> |

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 was granted to enable the Applicant to acquire additional acreage needed for the parking.

Increase in Impervious Coverage?: YES/ NO **Total Increase or Decrease:** _____
Total Amount of Land Disturbed: Approximately 4.54 acres
Total Gross SF of all Buildings/ Development: _____
Total New Residential Units: 0
Total New Jobs Created: 0



SP-12-9-19

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 Subdivided: Lot 11, 2,789 acres; Lot 11.01, 4.0 acres

Municipal Use:

Title of Municipal Official: DIRECTOR OF COMMUNITY DEVELOPMENT

Authorized Municipal Signature: [Signature]

Date: 5/3/2019

Transmittal Date (if applicable): 5/3/2019

Phone Number: 856-661-4737

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: Rhonda R. Feld

Date: 5/3/19

Atty for Applicant

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

RECEIVED

MAY 15 2019

Camden County
Land Development and Review

SP-12-9-19

CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Jewish Community Properties, Inc.

Is the Company a Corporation? [YES]/ NO

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

Is the Company a Partnership? YES / NO

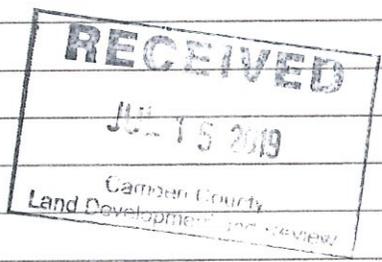
Is Company an Individual Owner? YES / NO

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

Name	Address	Title
------	---------	-------

Applicant is a Non-Profit Corporation.

Please see attached Exhibit A, which lists all Trustees



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

X K.C. Isdman, President
Signature of Owner & Title

7/11/19
Date

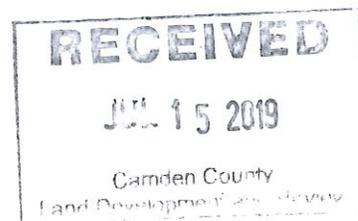
X _____
Signature of Owner & Title

Date

SP-12-9-19

Exhibit "A"
Jewish Community Properties, Inc. Board Members

K.C. Isdner
Jack Sattin
Bob Schwartz
Ian Richman
Jen Weiss
Brandon Ettinger
Scott Bannett
Adam Kaminer
Larry Gottlieb



SP-12-9-19

STAFF REPORT MEETING OF:	RE:	Dollar General
	Plan:	M-27-1-19/SP-27-4-19
	Municipality:	Pennsauken
	Applicant:	7411 Maple, LLC
	Abuts County Route:	Maple Ave. Cr. 537

The applicant proposes to construct a 9,216 square foot Family Dollar retail store with associated site improvements. The associated site improvements include construction of curbing, parking area, sidewalk, landscaping, lighting and stormwater management facilities. Additionally, the site is proposed to be subdivided to bisect the property perpendicular to Maple Avenue. The proposed lot to the west will be developed into the site of the Family Dollar retail store and the proposed lot to the east will remain. The existing site consists of primarily of an asphalt paved parking area and building.



Union Ave

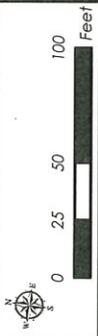
Finlaw Ave

Rudderow Ave

Burling Ave

Maple Ave

4210
8

Project Name Family Dollar		Town Pennsauken
Block 4210	Lot 8	 camden county <small>Making It Better, Together.</small>

IT IS HEREBY CERTIFIED THAT THE LINES SHOWN ON THIS MAP ARE CORRECT BY THE SURVEY AND THAT CONSENT TO THE APPROVAL OF THIS PLAN IS GIVEN BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENNSAUKEN, NEW JERSEY.

DATE: 02/22/18

BY: JAMES A. CLANCY, P.E., P.L.S.

ZONING REQUIREMENTS	
REQUIREMENT	REQUIREMENT
MIN. LOT AREA	10,000 SQ. FT.
MIN. LOT WIDTH	30 FT.
MIN. LOT DEPTH	100 FT.
MIN. FRONT YARD SETBACK	10 FT.
MIN. SIDE YARD SETBACK	5 FT.
MIN. REAR YARD SETBACK	5 FT.
MIN. FRONT SETBACK	10 FT.
MIN. SIDE SETBACK	5 FT.
MIN. REAR SETBACK	5 FT.
MIN. FRONT SETBACK	10 FT.
MIN. SIDE SETBACK	5 FT.
MIN. REAR SETBACK	5 FT.

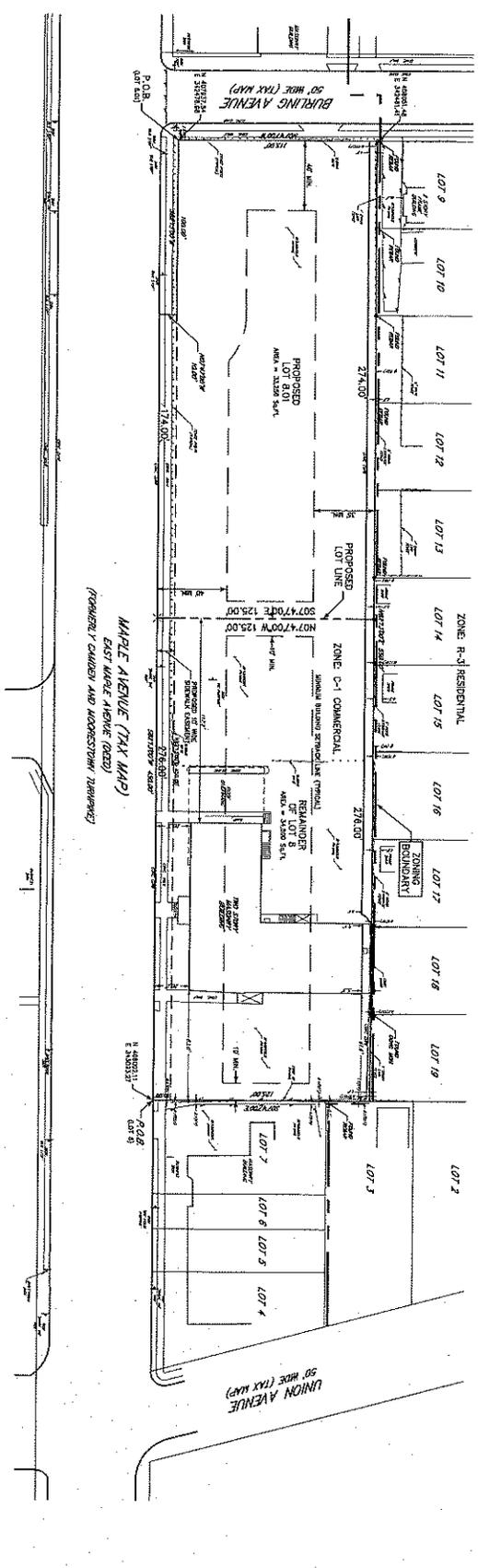
THE PLAN IS HEREBY APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENNSAUKEN, NEW JERSEY.

DATE: 02/22/18

BY: JAMES A. CLANCY, P.E., P.L.S.

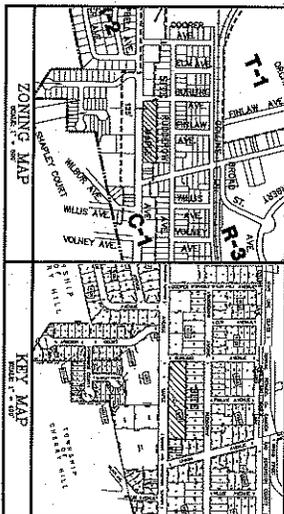
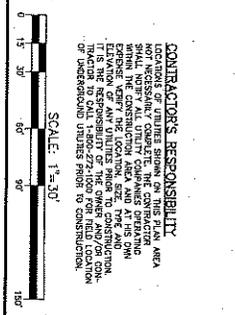
OWNER: HOLLAND AUTOMOTIVE GROUP, INC.
1401 LINDENHOLM ROAD
MILLSBORO, NJ 08260

APPLICANT: 7411 MAPLE, LLC
7411 MAPLE ST.
EDMUNTS, NJ 07820



- NOTES:**
1. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A REPORT OF TITLE AND IS SUBJECT TO ANY EASEMENTS, RIGHTS OR BURDENS ON RECORD OR ANY OTHER INTERESTS IN THE PROPERTY, WHICH MAY BE DISCOVERED BY A TITLE SEARCH.
 2. THIS SUBDIVISION SHALL BE FILED BY GEOGRAPHIC INFORMATION SYSTEMS (GIS) WITH THE COUNTY OF CAMDEN, NEW JERSEY.
 3. THE NUMBER OF THIS SUBDIVISION IS TO REMAIN LOT 2 BLOCK 4210 AND 2 NEW LOTS AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
 4. THE TOTAL AREA OF THIS PROJECT IS 67,790 SQUARE FEET (OR 1.55 ACRES).
 5. BOUNDARY LINES AND LOT NUMBERS ARE TO BE CORRECTED BY THE TAX ASSESSOR.
 6. PROPERTY WILL BE APPROVED FROM ANY EXISTING PERMITS THAT MAY BE REQUIRED.
 7. THIS PLAN IS HEREBY APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENNSAUKEN, NEW JERSEY.
 8. THIS PLAN IS HEREBY APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENNSAUKEN, NEW JERSEY.
 9. THIS PLAN IS HEREBY APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENNSAUKEN, NEW JERSEY.
 10. THIS PLAN IS HEREBY APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENNSAUKEN, NEW JERSEY.

X DENOTES DRILL HOLE W/ WINGS TO BE SET
● DENOTES REBAR TO BE SET



- REVISIONS -	
ISSUE	DESCRIPTION
1	10/19/14 INITIAL ISSUE
2	02/27/15 REV. PROP. LOT LAYOUT
3	04/24/15 REV. PROP. LOT LAYOUT

PLAN OF SUBDIVISION FOR 7411 MAPLE AVENUE

PLATE: 42
LOT(S): 8
BLOCK: 4210

TOWNSHIP OF PENNSAUKEN
CAMDEN COUNTY, NEW JERSEY

CLIENT: PARAMOUNT PROPERTY MANAGEMENT, INC.
DATE: 10/16/18 DRAWN: ODS CHECKED: JAC
JOB#: C-29118 SCALE: 1"=30' SHEET: #1 OF 2

H. C. E. & S., LLC
CONSULTING ENGINEERS
Engineers • Land Surveyors • Planners

601 Asbury Avenue
National Park, NJ 08063
Phone: (856) 853-7306
Fax: (856) 853-7381

CERTIFICATE OF REGISTRATION NO. 340287943000

JAMES A. CLANCY

Professional Engineer & Land Surveyor
Professional Planner
Professional Engineer
Professional Land Surveyor

NO. LIC. # 2394
NO. LIC. # 6026
PA. LIC. # 6140
PA. LIC. # 6127

02/22/18 Date



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

COUNTY PLAN:

M-27-1-19

SP-27-4-19

Minor Subdivision and Preliminary and Final Major
Site Plan for Pennsauken Family Dollar

PROJECT NAME

Pennsauken Township

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X SITE PLAN

PLATE: 42

1st Review

X PRELIMINARY PLAN

BLOCK: 4210

X OTHER
(Minor Subdivision)

LOT (s): 8

NAME: 7411 Maple, LLC

ADDRESS: 7411 Maple Avenue

CITY: Pennsauken **STATE:** NJ **ZIP:** 08109

SITE ABUTS COUNTY HIGHWAY: C.R. 537 (Maple Avenue)

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

GENERAL

The applicant proposes to construct a 9,216 square foot Family Dollar retail store with associated site improvements. The associated site improvements include construction of curbing, parking area, sidewalk, landscaping, lighting and stormwater management facilities. Additionally, the site is proposed to be subdivided to bisect the property perpendicular to Maple Avenue. The proposed lot to the west will be developed into the site of the Family Dollar retail store and the proposed lot to the east will remain. The existing site consists of primarily of an asphalt paved parking area and building.

The following documents have been reviewed:

1. Plan set entitled "Pennsauken Family Dollar Minor Subdivision & Preliminary /Final Major Site Plan", consisting of 10 sheets, prepared by The Pettit Group, LLC; dated October 22, 2018 and last revised March 28, 2019
2. Survey Plan entitled "Plan of Survey & Topography for 7411 Maple Avenue" consisting of 1 sheet, prepared by H.C.E. & S., LLC Consulting Engineers, dated August 31, 2018 and last revised September 11, 2018.
3. Subdivision Plan entitled "Plan of Subdivision for 7411 Maple Avenue" consisting of 2 sheets, prepared by H.C.E & S., LLC Consulting Engineers, dated October 18, 2018 and last revised April 4, 2019.
4. Report entitled "Stormwater Analysis for Family Dollar" prepared by The Pettit Group, LLC; dated January 2019 and last revised March 2019.
5. Report entitled "Traffic Impact Statement for Proposed Family Dollar" prepared by Dolan & Dean Consulting Engineers, LLC, dated October 22, 2018.
6. Camden County Planning Board Application received August 1, 2019.
7. Pennsauken Township Planning Board Engineering Review Letter dated April 12, 2019.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Maple Avenue. (CR 537) has a proposed right-of-way of 66 feet, with an existing right-of-way of 66 feet.
2. The applicant is proposing a new site access onto Maple Avenue (CR 537) and reconstruction of sidewalk within the right of way.

SITE PLAN

3. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way. The extents of the sawcuts and pavement restoration should be indicated on the plans.
4. In accordance with 3.3.1.8, new roads shall be located to provide an unobstructed line of sight. The Site Plan, Sheet 3 should be revised to show that the area within the 360' Sight Triangle shall be free of all vegetation or obstructions 18" high or higher. It appears as though the applicant is proposing a Red Rugosa Rose with heights of 2-3' within the sight triangle at the Maple Avenue access. The landscaping should be revised to completely remove vegetation from the proposed sight triangle.
5. 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.

6. In accordance with County design standards, Chapter IX.E.4, the curb radii at the driveway should be a minimum of 15 feet for two lane ingress and egress. It appears as though the curb radii at Maple Avenue are proposed to be 10 feet. The curb radii should be revised for the Maple Avenue access and the details should be revised accordingly if required.
7. 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.
8. The county right-of-way should be dimensioned on the plans.
9. All proposed easements should be indicated on the Subdivision Plan.
10. Per 3.3.1.6 parking spaces should be a minimum of 20 feet from the edge of pavement of the county roadway. It appears as though the parking space to the northeast of the Maple Avenue access is 18 feet from the edge of pavement. Additionally, it appears as though a vehicle backing out of this space would impede motorists from entering the site access from Maple Avenue. The plans should be revised to provide the minimum 20 feet from the edge of pavement to the parking space and to not impede motorists from entering the site access. It is recommended that the parking space nearest to the access on Maple Avenue be removed.

STORMWATER MANAGEMENT NJAC 7:8

11. The applicant is not increasing the impervious coverage on the site and does not meet the definition of major development under the stormwater regulations. Stormwater improvements as required under NJAC 7:8 are not required.
12. A Stormwater Operation & 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.
13. 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.
14. It appears as though runoff from the proposed site conditions will ultimately travel down Burling Avenue which is a municipal roadway. It is not anticipated that Maple Avenue will be significantly impacted by runoff from the proposed site.

TRAFFIC

15. The applicant has provided a Traffic Impact Statement (TIS) for the proposed development. However, the TIS references data from the 3rd edition of the ITE Trip Generation Handbook.

The 10th edition of the ITE Trip Generation Handbook is now available. The applicant should provide an analysis of the trip generation using a more recent edition of the ITE Trip Generation Handbook to provide more provide a more up to date analysis.

16. Per 3.3.1.10.I a bypass area will not be required on county roads where the posted speed limit is less than 40 MPH, where through traffic volumes are low or moderate and where the proposed development is projected to generate fewer than 15 left turns from the county road during the peak hour. The TIS should be revised to provide an analysis on the number of left hand turns that will be generated as a result of the site development. The existing shoulder will provide an adequate by-pass lane.

DETAILS

17. 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.
18. The notes on the Camden County Depressed Curb and Apron detail should be revised to indicate 4500 psi compressive strength and NJDOT Class 'B' concrete.
19. The Camden County Concrete Sidewalk detail should be revised to show the grass strip and the notes should be revised to indicate that the concrete shall be 6% air entrained.
20. The following County standard details are required for improvements in the County right-of-way:

_____ Details:

1. Standard Vertical Concrete Curb Taper

ADMINISTRATIVE

21. 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.
22. 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.
23. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
24. 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. A Traffic Control Plan should be provided for review with any road opening or access permit submissions.

25. 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.
26. 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.
27. If underground irrigation systems are proposed they shall not be located within the County right-of-way.

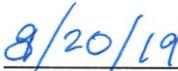
OUTSIDE AGENCY APPROVALS

28. Applicant is responsible for all environmental permits required.





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



DATE

Cc: Applicant: 7411 Maple, LLC, jalesso@paramountassets.com
Applicant Attorney: Joseph Paparo, Esq., japaparo@pbnlaw.com
Applicant Engineer: Brian W. Cleary, PE, bcleary@pettitgroup.com
Municipal Planning Board Secretary: Mr. John Adams, jadams@twp.pennsauken.nj.us
Municipal Review Engineer: Douglas A. White, PE, CME, CFM, dwhite@tandmassociates.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: Pennsauken Family Dollar

Project Address (if applicable) & Municipality: 7411 Maple Avenue, Pennsauken Township

Abuts County Road: Maple Avenue County Route No.: 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): 42

Existing Zoning: C-1 Commercial

Block(s): 4210

Variance(s) Required: Yes

Lot(s): 8.01

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-27-4-19
M-27-1-19

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: 7411 Maple, LLC Phone: ²⁰¹~~(210)~~ 215-9224 Fax: _____
 Address: ~~142 Broad Street, 2nd Floor~~ ^{45 Academy Street, Fifth Floor} Town & State: ~~Elizabeth, NJ~~ NEWARK, NJ
 Email: jalesso@paramountassets.com Zip.: ~~07201~~ 07102

Attorney: Joseph Paparo, Esq Phone: (973) 889-4042 Fax: (973) 538-5146
 Address: 100 Southgate Parkway, P.O. Box 1997 Town & State: Morristown, NJ
 Email: JAPaparo@pbnlaw.com Zip.: 07962

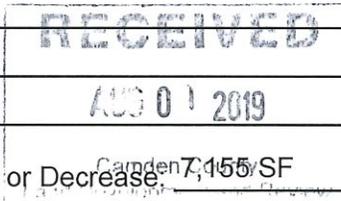
Engineer: Brian W. Cleary Phone: (856) 464-9600 Fax: (856) 464-9606
 Address: 497 Center Street Town & State: Sewell, NJ
 Email: bcleary@pettitgroup.com Zip.: 08080

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: Construction of a 9,216 SF Family Dollar retail store and associate site improvements, including curbing, sidewalk, parking, landscaping, lighting and a stormwater management facility.



Increase in Impervious Coverage?: YES **NO** Total Increase or Decrease: Camden 7,155 SF
 Total Amount of Land Disturbed: 0.782 Ac
 Total Gross SF of all Buildings/ Development: 9,216 SF
 Total New Residential Units: N/A
 Total New Jobs Created: 8

SP-27-4-19
M-27-1-19

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES NO

Will new lots be created? YES / NO How Many New Lots? 1

Size of Existing Lot(s): 67,750 SF

Portion to be Subdivided: 33,250 SF

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

Title of Municipal Official: ZONING OFFICER

Authorized Municipal Signature: John Adams Date: 7-1-19

Transmittal Date (if applicable): _____

Phone Number: 856-665-1000

Signatures Required:

Name of Applicant: 7411 Maple, LLC

by Signature of Applicant: Joseph Alessio Date: 7/15/19
Joseph Alessio, Director of Development

Agent Completing Application: Brian W. Cleary, PE

Signature of Agent: B. Cleary Date: 7/25/19

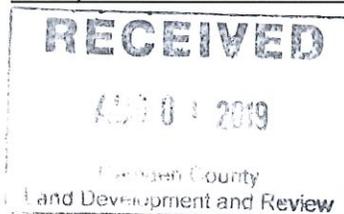
For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-27-4-19
M-27-1-19

Stamp Date Received Below



CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: 7411 Maple, LLC

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

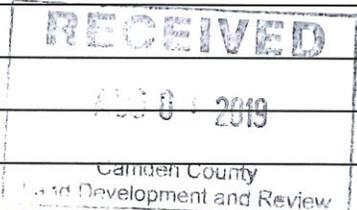
If yes, what State is the Corporation incorporated in? _____

Is the Company a Partnership? YES / NO **LLC**

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
<i>RLT Investment Holdings LLC</i>	<i>45 Academy Street, Newark</i>	<i>member</i>
<i>MLT Investment Holdings LLC</i>	<i>45 Academy Street, Newark</i>	<i>member</i>
<i>LFT Investment Holdings LLC</i>	<i>45 Academy Street, Newark</i>	<i>member</i>
<i>Rawnie Levy 33 1/3%</i>	<i>"</i>	<i>"</i>
<i>Maurice Levy 33 1/3%</i>	<i>"</i>	<i>"</i>
<i>Solomon Levy 33 1/3%</i>	<i>"</i>	<i>"</i>



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

X *[Signature]* *7/15/19*
Signature of Owner & Title *Date*
Maurice Levy, member

X _____ _____
Signature of Owner & Title *Date*

SP-27-4-19
M-27-1-19