

Department of Public Works
Robert Harris-Director

Louis Cappelli, Jr.
Commissioner Director

Almar Dyer
Commissioner



Making It Better, Together.

CAMDEN COUNTY PLANNING BOARD
CHARLES J. DEPALMA COMPLEX
2311 EGG HARBOR ROAD
LINDENWOLD, NJ 08021

Board Members
Commissioner Almar Dyer – Alternate
Alexis M. Williams – Chairwoman
Matthew Marrone – Vice Chairman
Thomas Schina – Secretary
Joseph Pillo
Ryan Doran
Stephen C. Gandy
James Winckowski – County Engineer

August 22, 2023

Revised August 18, 2023

Meeting to be held virtually at 6:00pm

Link to virtual location is available at:

<https://www.camdencounty.com/service/public-works/planning/planning-board-meetings/>



856.566.2978

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. Minutes from last meeting (July 25, 2023)
5. Public Comments on non-agenda items
6. Review of Projects for Board Action:

- | | | | |
|-----------|---|------------------|------------|
| A. | Waterbury Woods
53 Unit Townhome Development
*Public comment on the application | Winslow Township | MJ-36-2-23 |
| B. | Ville III, LLC
63 Single Family/95 Unit Townhome Development
*Public comment on the application | Gloucester Twp. | MJ-15-1-22 |
| C. | ResinTech Building Expansion
Warehouse Building Expansions
*Public comment on the application | Camden | SP-8-5-23 |
| D. | Aspen Dental
Dental Medical Office
*Public comment on the application | Winslow Township | SP-36-2-22 |
| E. | Oak Avenue Commercial-Phase IV
Retail/Commercial Development Space
*Public comment on the application | Lawnside | SP-21-1-23 |
| F. | 118 Ellis Street
Residential/Commercial Development Space
*Public comment on the application | Haddonfield | SP-16-1-23 |

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G. Blulight CRE Gloucester City LLC Gloucester City SP-14-2-23
Retail Cannabis Dispensary
*Public comment on the application

7. Chairperson's Report
8. Attorney's Report
9. County Engineer's Report
10. County Planning Report - next meeting to be held September 26, 2023; virtually
11. New Business
12. Old Business
13. Adjournment

*Public comment shall be received after each application

CC: Hon. Louis Cappelli, Jr., Esq, Commissioner Director
Hon. Almar Dyer, Commissioner
Robert Harris, Director of Public Works
James Winckowski, County Engineer
William England, Assistant County Engineer
Ilene Lampitt, Esq., Director of Planning & Permits

**Camden County Planning Board
County Public Works Complex, Lindenwold
6:00 PM
July 25, 2023**

The meeting was convened at 6:00 PM by Chairwoman Alexis Williams.
Chairwoman Alexis Williams announced that the meeting was being held virtually.

The meeting opened with the Flag Salute and the Pledge of Allegiance.

Chairwoman Alexis Williams, Mr. Stephen Gandy, Mr. Joseph Pillo, Mr. Ryan Doran, and Assistant County Engineer Mr. William England were all present.

Planning Board Solicitor: Matthew White, Esq. was present

MINUTES

A motion was made to approve the minutes of the July 25, 2023, meeting by Mr. Joseph Pillo and seconded by Mr. Stephen Gandy. All present voted in favor of the motion.

Public Comment on non-agenda items: none

Review of Projects for Board Action:

A. Hyze Cannabis; Barrington, NJ

David B. Amerikaner, Esq., Robert R. Stout, Engineer, Allan Coggan (applicant), Shawn Coggan (applicant) were present, on behalf of the applicant.

The applicant proposes the renovation of an existing building to be used as a recreational marijuana facility. The proposed renovations will also include site improvements including the removal and replacement of the existing paving and concrete curbing in the parking area and site ingress/egress drives, the removal of selective landscaping along the perimeter of the site, and the removal of various concrete walks, walls, pilings, and bollards. Various landscaping and lighting improvements are also proposed.

The applicant proposes to construct a concrete walk and ramp and a proposed employee exit at the northwest corner of the building. An additional network of concrete walkways and ramps is proposed along the southeast corner to provide access to the rear of the building serving as the lone entry point for customers and to the employee entrance on the east side. The customer exit is located at the rear of the building.

Vehicular traffic will enter the site via a one-way ingress from Gloucester Pike, located on the easterly side of the site, which will lead to the parking at the rear of the site. Site egress is provided via another one-way exit driveway onto Gloucester Pike.

A motion was made by Mr. Ryan Doran and Seconded by Mr. Joseph Pillo. A roll call was held, and all were in favor of approving the application.

B. Laurel Manor Realty, LLC; Stratford, NJ

Kristopher Berr, Esq., Eli Halpert, Eng., Andrew Feranda, Traffic Eng., Naftali Eisen (applicant) were

present, on behalf of the applicant.

Applicant proposes two (2) additions to the existing skilled nursing and rehabilitation facility located on the easterly side of Laurel Road. One (1) addition is approximately 5,510-SF, the other is 2,573-SF and is proposed to expand to 126 beds. Additional improvements include an expansion of the existing parking area along with signage and stormwater improvements to the existing facility.

A motion was made by Mr. Joseph Pillo and Seconded by Mr. Ryan Doran. A roll call was held, and Chairwoman Alexis Williams and Mr. William England were in favor of approving the application. Mr. Stephan Gandy recused himself from voting for being a member of the Stratford Borough Council.

CHAIRPERSON'S REPORT - No Report

ATTORNEY'S REPORT - No Report

COUNTY ENGINEER'S REPORT- No Report

COUNTY PLANNING REPORT

The next planning board meeting is scheduled for August 22, 2023, and it is expected to be virtual.

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

A motion was made to adjourn the meeting at 6:20 PM by Mr. Stephen Gandy and seconded by Mr. Joseph Pillo; all present were in favor.

Respectfully Submitted, Jerry Wawrzyniak

CAMDEN COUNTY PLANNING BOARD Land Development Review				Review List for Meeting August 22, 2023
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Waterbury Woods	MJ-36-2-23	Winslow Twp.	53 Unit Townhome Development
SP-2	Ville III, LLC	MJ-15-1-22	Gloucester Township	63 Single Family/95 Unit Townhouse Development
SP-3	ResinTech Building Expansion	SP-8-5-23	Camden	Warehouse Building Expansions
SP-4	Aspen Dental	SP-36-2-22	Winslow Twp.	Dental Medical Office
SP-5	Oak Avenue Commercial-Phase IV	SP-21-1-23	Lawnside	Retail/Commercial Development Space
SP-6	118 Ellis Street	SP-16-1-23	Haddonfield	Residential/Commercial Development Space
SP-7	Blulight CRE Gloucester City LLC	SP-14-2-23	Gloucester City	Retail Cannabis Dispensary

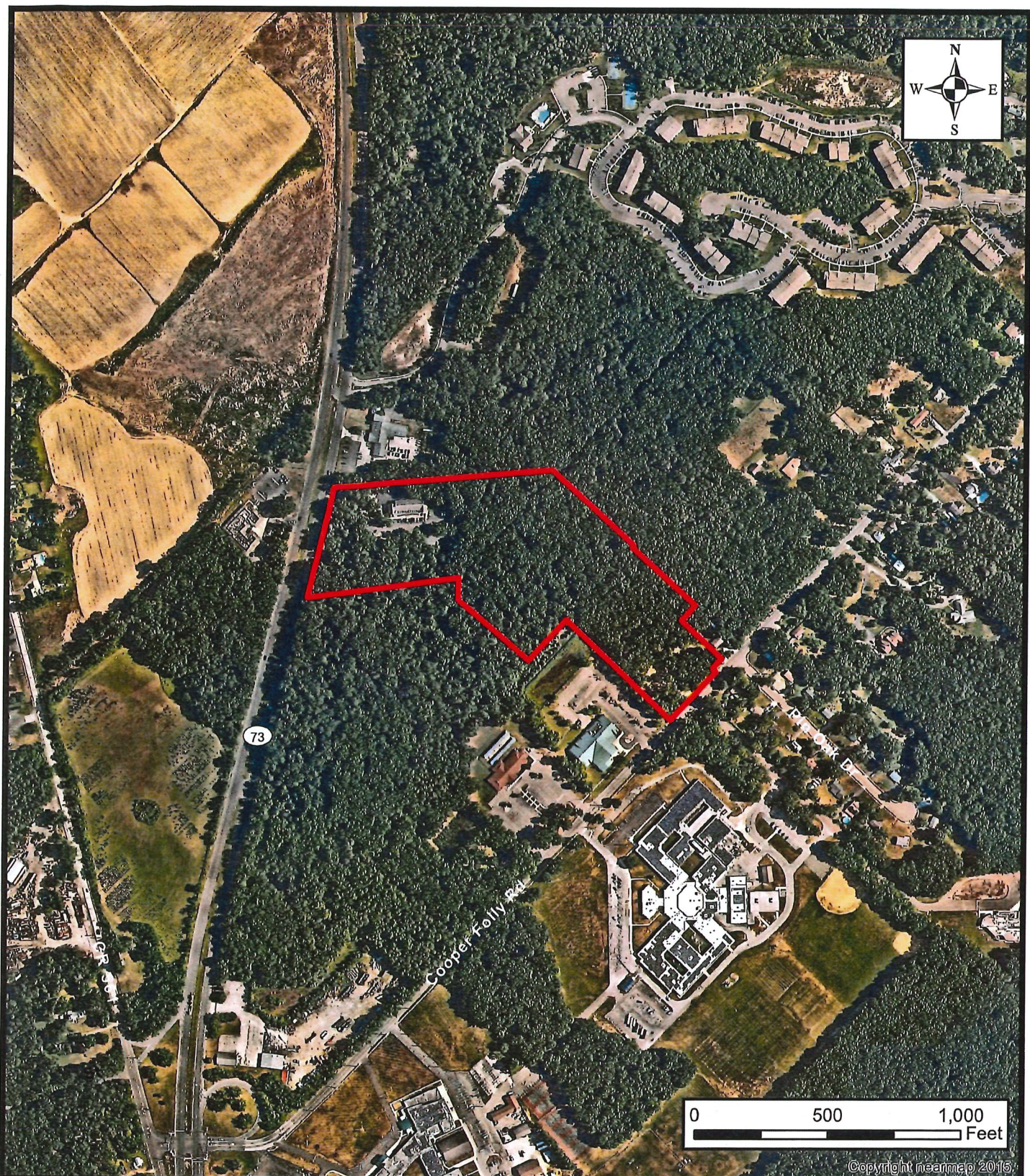
STAFF REPORT MEETING OF:	RE:	Waterbury Woods
	Plan:	MJ-36-2-23
	Municipality:	Winslow Township
	Applicant:	SAC Cooper Folly, LLC
	Abuts County Route:	Cooper Folly Road (712)

The applicant is seeking Preliminary and Final Major Subdivision approval to consolidate and subdivide the subject parcel into ten (10) multi-family attached residential buildings containing fifty-three (53) senior housing units, an interval looped access roadway, a pickleball court, open space area, and associated site improvements.

The subject parcel has 300FT of street on Cooper Folly Rd. (CR 712) to the East and 218FT of frontage on NJSH Route 73 to the west. Lots 4.02, 4.03, & 4.04 are improved with an office building, asphalt parking, and other site improvements which can be accessed from Route 73. The existing structure are proposed to remain. The rest of the site, including lots 7.02, 10, and half of 4.02 are unimproved and wooded.

Under proposed conditions, a portion of Lot 4.02 will be merged with Lots 7.02 and 13, then subdivided for the development into Lots 13.01 and 13.62. These lots include all proposed site improvements and will only have access to Cooper Folly Road.

A portion of the east half of Lot 4.02 will merge with 4.03 and the west side of Lot 4.02 will remain as is under existing conditions. This area includes the existing office building, asphalt parking lot, and will continue to have access to Route 73.



Legend

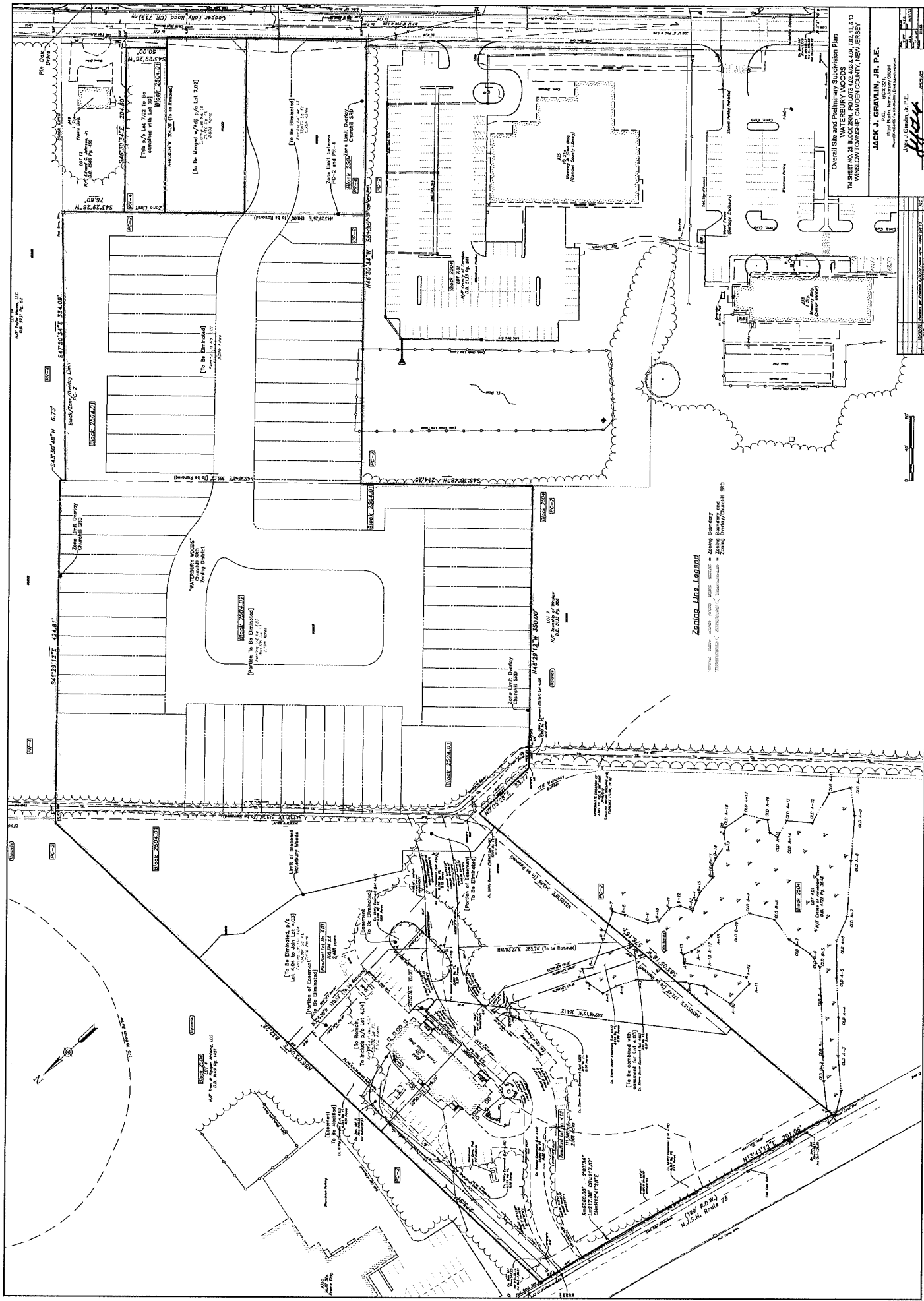
Project Area

Figure 2 - Aerial Map

Waterbury Woods
SAC Cooper Folly LLC

Winslow Township, Camden County, New Jersey

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



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: Waterbruy Woods

Project Address (if applicable) & Municipality: 45 Cooper Folly Road, Winslow Township

Abuts County Road: Yes County Route No.: 712

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): 25

Block(s): 2504

Lot(s): 4.02, 4.03, 4.04, 7.02, 10 & 13

Existing Zoning: Churchill SRD

Variance(s) Required: Temporary Development Signs

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

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

SAC COOPER FOLLY, LLC

Applicant: Sheryl A. Churchill Phone: 856-767-6901 X 20 Fax: _____

Address: 10 Catamount Drive Town & State: Medford, NJ

Email: schurchill@comcast.net Zip.: 08055

Attorney: Keith A. Davis, Esquire Phone: 609-927-1177 Fax: 609-926-9721

Address: 4030 Ocean Heights Avenue Town & State: Egg Harbor Township, NJ

Email: kdavis@ndglegal.com Zip.: 08234

Engineer: Jack J. Gravlin, Jr., PE Phone: 609-965-0405 Fax: _____

Address: PO Box 221 Town & State: West Berlin, NJ

Email: JJGPE@verizon.net Zip.: 08091

Proposed Use (please check all that apply):

Residential

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

Commercial

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

Industrial

- ☐ Maintenance/ Repair Shop
- ☐ Flex Space
- ☐ Storage/ Warehouse
- ☐ Distribution Center
- ☐ Manufacturing
- ☐ Other: _____

Project Description & Statistics:

Short Description of Project: Proposed 53 Townhome unit age-restricted (55 and over) development.

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: +22.2%

Total Amount of Land Disturbed: 9.7 Acres

Total Gross SF of all Buildings/ Development: 75,048

Total New Residential Units: 53

Total New Jobs Created: --

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? 64

Size of Existing Lot(s): 16.07 Acres

Portion to be Subdivided: 16.07 Acres

Municipal Use:

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: SAC COOPER FOLLY, LLC

Signature of Applicant: *Sheryl A. Churchill* Date: _____
Sheryl A. Churchill

Agent Completing Application: _____

Signature of Agent: _____ Date: _____

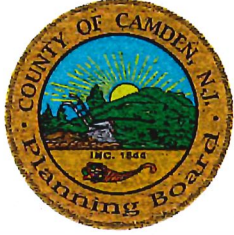
For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below



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

**COUNTY PLAN:
MJ-36-2-23**

Waterbury Woods

PROJECT NAME

Winslow Township

MUNICIPALITY

TYPE OF PLAN

 SITE PLAN

 PRELIMINARY PLAN

 X OTHER

TAX MAP DATA

PLATE: 25

BLOCK: 2504

LOT (s): 4.02,4.03,4.047.02,10,13

**REVIEW DATE &
STATUS**

8/22/2023

Pending Board Action

NAME: SAC Cooper Folly, LLC

ADDRESS: 10 Catamount Drive

CITY: Medford **STATE:** NJ **ZIP:** 08055

SITE ABUTS COUNTY HIGHWAY: Cooper Folly Road (CR 712)

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

GENERAL

The applicant is seeking Preliminary and Final Major Subdivision approval to consolidate and subdivide the subject parcel into ten (10) multi-family attached residential buildings containing fifty-three (53) senior housing units; an internal looped access roadway; two pickleball courts; open space area; and associated site improvements.

The subject parcel has 300FT of street frontage on Cooper Folly Rd. (CR 712) to the East and 218 feet of frontage on NJSH Route 73 to the west.

A portion of the east half of Lot 4.02 will merge with 4.03 and the west side of Lot 4.02 will remain as is under proposed conditions. This area, which includes the existing office building and asphalt parking lot, will continue to have access to Route 73.

Under proposed conditions, a portion of Lot 4.02 will be merged with Lots 7.02 and 13, then

subdivided for the development into Lots 13.01 and 13.62. These lots include all proposed site improvements and will only have access to Cooper Folly Road.

The following documents have been reviewed:

1. Preliminary and Final Subdivision plan prepared by Churchill Consulting Engineers; dated 10/6/2022 and revised 1/10/2022.
2. Stormwater Management Report prepared by Churchill Consulting Engineers; dated 7/7/2022 and revised 3/31/2023.
3. Traffic Impact Analysis prepared by Shropshire Associates LLC, dated 3/20/2023.
4. Land Title Survey prepared by Churchill Consulting Engineers, dated 12/6/2021.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Cooper Folly Road, (CR 712) has a proposed right-of-way of 49.5 feet. An easement dedication will be required to match the ROW widths on either side of the project frontage, in order to provide a consistent ROW on this side of the road in this area.

TRAFFIC

1. Our office concurs that the traffic resulting from the proposed development will have minimal impact on the adjacent County roadways.

STORMWATER MANAGEMENT NJAC 7:8

2. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increasing impervious surface by one-quarter acre (10,890 SF) or more. Stormwater management basins have been provided that do meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, recharge, and peak rate of reduction.
3. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant to ensure that the stormwater system can be maintained in perpetuity.
4. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department to obtain final County approval.

DETAILS

5. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
6. A County curb detail is needed. All curbing constructed within the County right-of-way shall be 9" wide at the base x 18" deep gray concrete with a 1" batter in the 8" wide top.
7. 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.
8. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. Cooper Folly Road is an asphalt road, and the pavement restoration cross section should be 6" of dense grades aggregate (DGA), 8" of temporary base pavement to existing asphalt surface, followed by a 2" mill and overlay after 3-4 months to allow trench settlement.
9. The following County standard details are required for improvements in the County right-of-way:
Details:
 1. Standard 8"X9"X18" Concrete Vertical Curb
 4. Standard Vertical Concrete Curb Taper
 5. Standard Concrete Sidewalk
 18. Roadway Widening Roadway Restoration
 - A. Typical Roadway Restoration for Curb Installation

ADMINISTRATIVE

10. 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 (no flash drive).
11. Camden County Planning Board Process- Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board **does not** provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.
12. 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. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.
13. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.

14. 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. A copy of the final certification shall be furnished to the County Planning Board.
15. 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.
16. Underground irrigation systems shall not be located within the County right-of-way.
17. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

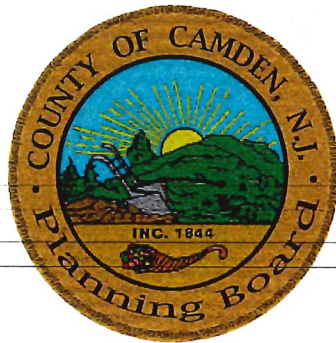
18. The applicant is responsible for obtaining all environmental, local, County, State, and Federal permits and approvals necessary for the proposed work (example: NJDOT, NJDEP, etc.)



William England, PE
Assistant County Engineer



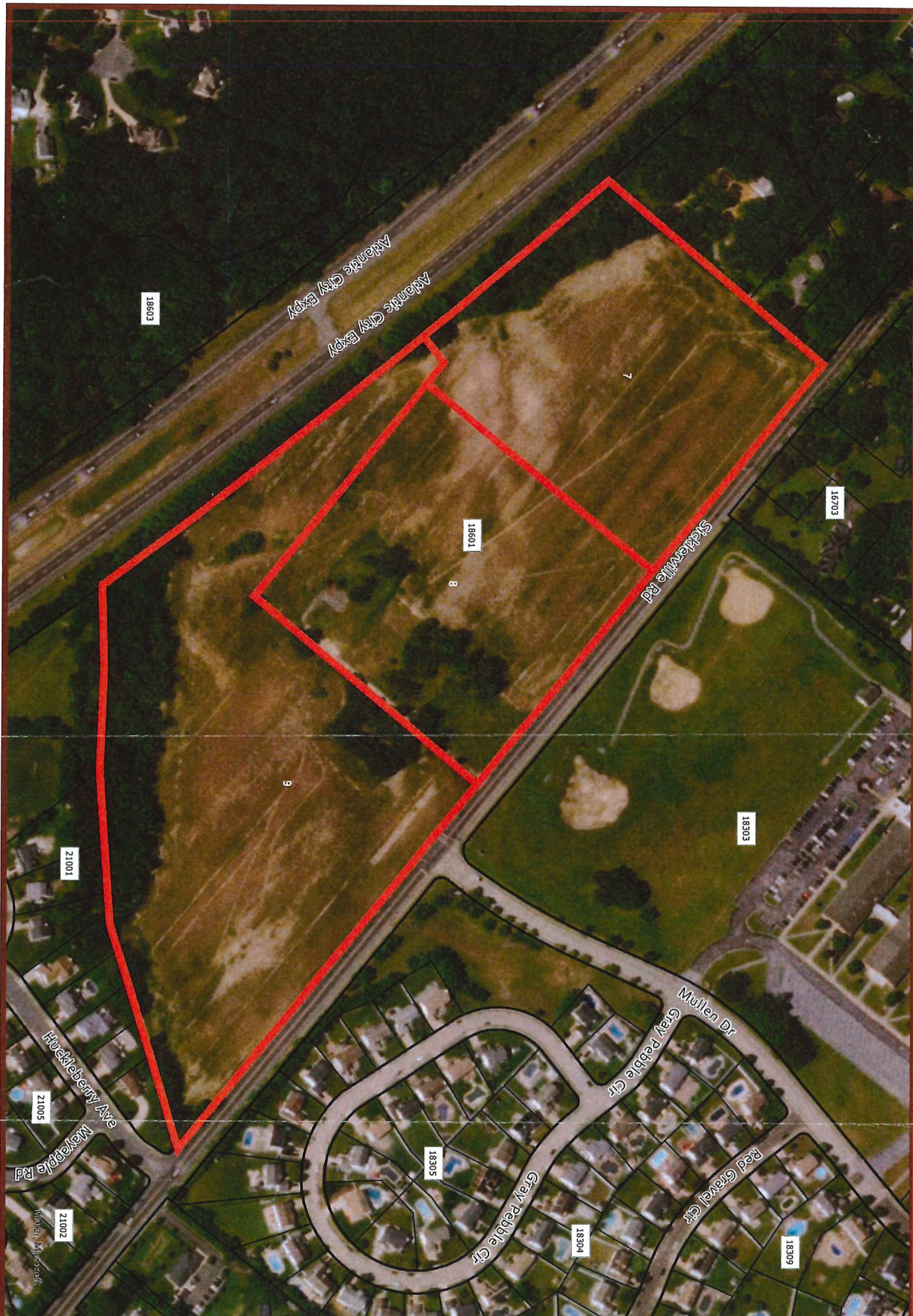
DATE



Cc: Applicant: Sheryl Churchill schurchill@comcast.net
Applicant Attorney: Keith A. Davis, Esq. kdavis@ndlegal.com
Applicant Engineer: Jack J. Gavin, Jr., PE, JJGPE@verizon.net
Municipal Planning Board Secretary: Christy Clauss cclauss@winslowtownship.com
Municipal Review Engineer: Augustine Morganti amorganti@winslowtownship.com

STAFF REPORT MEETING OF:	RE:	Ville III, LLC
	Plan:	MJ-15-1-22
	Municipality:	Gloucester Township
	Applicant:	Ville III, LLC
	Abuts County Route:	Sicklerville Road (CR 705)

The applicant is seeking Final Major Subdivision approval for the construction of sixty-three (63) single family dwellings, ninety-five (95) townhomes, and ten (10) open space/basin lots for a total of 168 lots. Associated infrastructure includes parking, stormwater management, lighting, landscaping, and open space.



AERIAL MAP
BLOCK 18601; LOTS 7, 8 & 9
 Township of Gloucester
 Camden County, NJ



Map Data & Source:
Data Source: NIGM
Scale: 1" = 200'
Project Number:
Date: July 2022
Drafted by: Chloe Bach
Prepared by: Steven M. Bach
PE, RA, PE, CME

This map was prepared using NIGM data. It is a technical drawing and not a survey. It is not to be used for legal purposes. It is not to be used for any other purpose without the written consent of the engineer. It is not to be used for any other purpose without the written consent of the engineer.

BACH ASSOCIATES, PC
 ENGINEERS • ARCHITECTS • PLANNERS
 304 White Horse Pike
 Haddon Heights, New Jersey 08035
 Tel: 856-546-8611
 Fax: 856-546-8612
www.BachDesignGroup.com



BLOCK 18601, LOTS 7, 8 & 9
1251 - 1401 SICKLERVILLE ROAD
GLOUCESTER TOWNSHIP
CAMDEN COUNTY, NEW JERSEY

As SECURITY OFFICERS AND INVESTIGATORS, we are responsible for the safety and security of the community. We are responsible for the safety and security of the community. We are responsible for the safety and security of the community.

[illegible]

AGE	DOB	EXPIRED	BY
228-04	1/1/73	1/1/73	1/1/73
SP-1	SP-1	SP-1	SP-1



The site plan shows a rectangular building with a footprint of 100.00' by 75.00'. The building is oriented with its long side parallel to the 100.00' street frontage. The setbacks are as follows: 10.00' from the front (top) property line, 10.00' from the side (left) property line, 10.00' from the side (right) property line, and 10.00' from the rear (bottom) property line. The building is labeled 'PROPOSED BUILDING'.

[illegible][illegible][illegible]

- GENERAL CONSTRUCTION NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.
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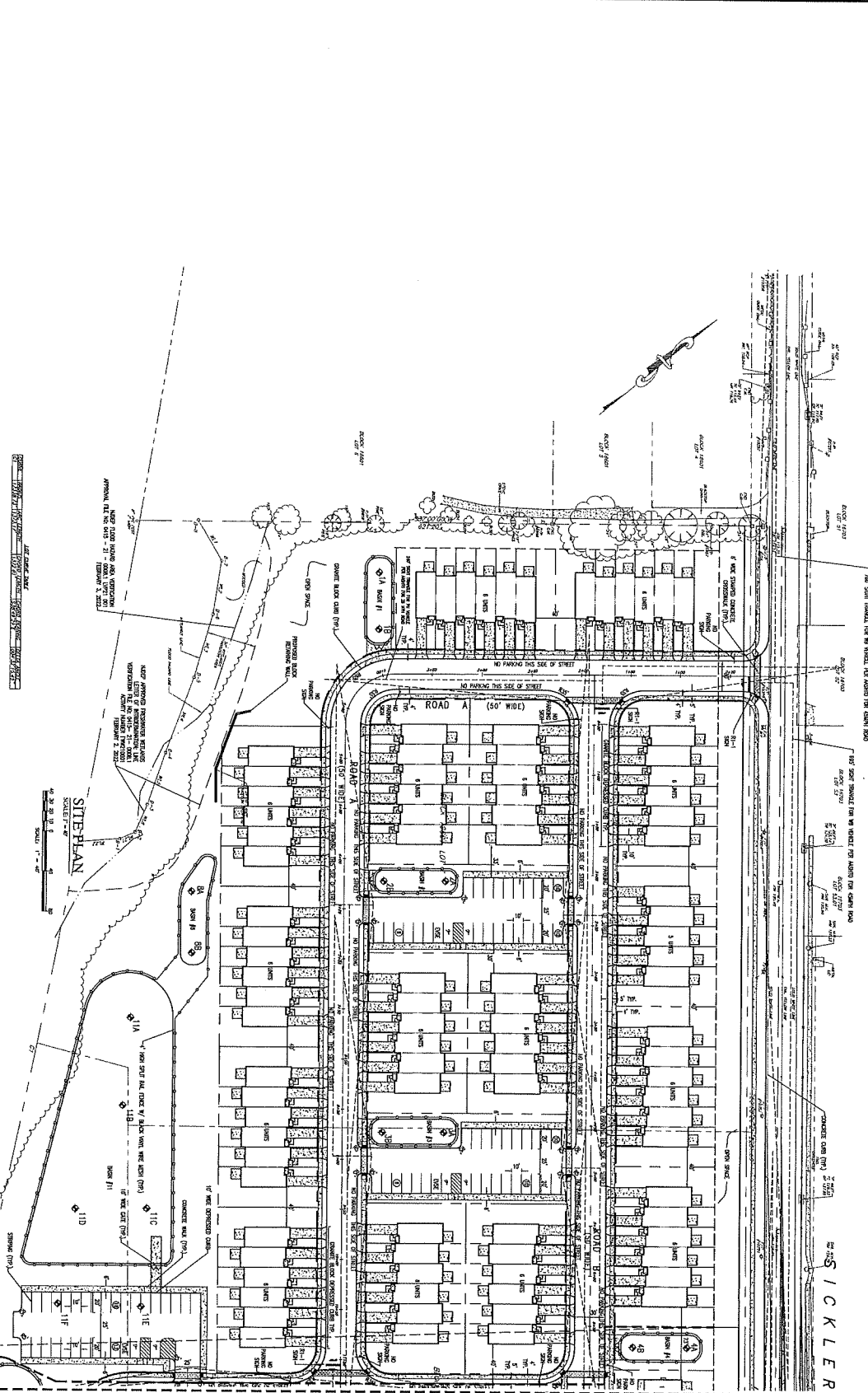
16. ALL CONCRETE USED FOR THE WORK SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI, OR AS REQUIRED BY THE AGENCIES.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.
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CONSTRUCTION HOLES

INDICATED - EXISTING 7' DIA. 1' DEEP HOLES

INDICATED - EXISTING 8' DIA. 1' DEEP HOLES

NO.	LOCATION	DEPTH	DIAMETER
1	LOT 1	1'	7'
2	LOT 2	1'	8'
3	LOT 3	1'	7'
4	LOT 4	1'	8'
5	LOT 5	1'	7'
6	LOT 6	1'	8'
7	LOT 7	1'	7'
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27	LOT 27	1'	7'
28	LOT 28	1'	8'
29	LOT 29	1'	7'
30	LOT 30	1'	8'



SP-1A

SITE PLAN

CONSTRUCTION HOLES

INDICATED - EXISTING 7' DIA. 1' DEEP HOLES

INDICATED - EXISTING 8' DIA. 1' DEEP HOLES

PRELIMINARY MAJOR SUBDIVISION

BLOCK 18601, LOTS 7, 8 & 9

1251 - 1401 SICKLER HILL ROAD

GLOUCESTER TOWNSHIP

CAMDEN COUNTY, NEW JERSEY

BACH ASSOCIATES, P.C.

REGISTERED ARCHITECTS/ENGINEERS

301 White Horse Pike

Dept. 200, Suite 200

Freehold, NJ 07728

TEL: 855-546-8411

FAX: 855-546-8412

www.bachassociates.com



BACH ASSOCIATES, P.C.
PLANNING-ARCHITECT-ENGINEERS
301 VILLE ROAD, SUITE 200
TOWNSHIP OF GLoucester, NEW JERSEY 08035
TEL: 609-684-4444
FAX: 609-684-4411
WWW.BACHASSOCIATES.COM

STEVEN M. BACH, PE, EA, P.E.
REGISTERED PROFESSIONAL ENGINEER
IN PROFESSIONAL ENGINEERING NO. 411627
REGISTERED PROFESSIONAL ARCHITECT
IN PROFESSIONAL ARCHITECTURE NO. 411627
ALL DRAWINGS MUST BE REVIEWED BY
THE ENGINEER OF RECORD FOR THE
PROJECT'S COMPLIANCE WITH ALL APPLICABLE
LAW, ORDINANCES, AND REGULATIONS.

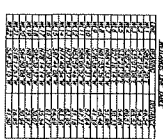
PRELIMINARY MAJOR SUBDIVISION
BLOCK 18601, LOTS 7, 8 & 9
1251 - 1401 SICKLERVILLE ROAD
GLOUCESTER TOWNSHIP
CAMDEN COUNTY, NEW JERSEY

SITE
PLAN

NO.	DESCRIPTION	DATE
1	PRELIMINARY MAJOR SUBDIVISION	10/1/2011
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

SP-1B

CONSTRUCTION NOTES
1. SHOWN - EXISTING 7.5' M.A.S. 1.00' M.A.S. ON SHOWN
2. EXISTING 1.00' M.A.S. ON SHOWN



SCALE: 1" = 40'
1" = 40'

SITE PLAN

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
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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: Ville III, LLC

Project Address (if applicable) & Municipality: 1251-1401 Sicklerville Road, Gloucester Township

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

Type of Submission (please check one):

- ☐ New Site Plan
☐ New Minor Subdivision
☒ New Major Subdivision (preliminary)
☐ 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): 186

Existing Zoning: R-1

Block(s): 18601

Variance(s) Required: Bulk "C" Variances

Lot(s): 7, 8, & 9

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: <https://www.camdencounty.com/service/public-works/planning/>. If you have any questions please call 856-566-2978.

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Ville III, LLC Phone: (610) 348-7974 Fax: (856) 546-8612
Address: 765 John Barry Drive Town & State: Bryn Mawr, NJ
Email: harveysternberg1@gmail.com Zip.: 19011

Attorney: Robert D. Mintz, Esq. Phone: (856) 795-1234 Fax: (856) 795-4620
Address: 34 Tanner Street Town & State: Haddonfield, NJ
Email: bob@freemanandmintzpa.com Zip.: 08033

Engineer: Bach Associates, PC Phone: (856) 546-8611 Fax: (856) 546-8612
Address: 304 White Horse Pike Town & State: Haddon Heights, NJ
Email: sbach@bachdesigngroup.com Zip.: 08035

Proposed Use (please check all that apply):

Residential

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

Commercial

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

Industrial

- ☐ Maintenance/ Repair Shop
☐ Flex Space
☐ Storage/ Warehouse
☐ Distribution Center
☐ Manufacturing
☐ Other: _____

Project Description & Statistics:

Short Description of Project: Preliminary major subdivision for 63 single family dwellings and 95 townhouses for a density of 4.6 units per acre and minimum of 25% open space. Applicant also includes 10 open space / basin lots. (158 Residential lots and 10 open space / basin lots for 168 total lots.)

Increase in Impervious Coverage?: ☒ YES ☐ NO Total Increase or Decrease: _____

Total Amount of Land Disturbed: 26.0 acres

Total Gross SF of all Buildings/ Development: 389,945 sf (3,415 sf x 63 Single Family + 1,840sf x 95 Townhomes)

Total New Residential Units: 158

Total New Jobs Created: _____

CAMDEN COUNTY PLANNING BOARD APPLICATION

Page - 3

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES ☒ NO

Will new lots be created? ☒ YES / NO How Many New Lots? 165

Size of Existing Lot(s): 34.6 acres

Portion to be Subdivided: Entirety of Block 18601, Lots 7, 8, & 9

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

Title of Municipal Official: Vincent Barelli, Director

Authorized Municipal Signature: [Signature]

Date: JUL 27 2022

Transmittal Date (if applicable): JUL 27 2022

Phone Number: (856) 374-3511

Signatures Required:

Name of Applicant: Harvey Sternberg - Ville III, LLC

Signature of Applicant: [Signature]

Date: 7/14/22

Agent Completing Application: Bach Associates, PC

Signature of Agent: [Signature]

Date: 7/14/22

Steven M. Bach, PE, RA, PP, CME

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

CAMDEN COUNTY PLANNING BOARD APPLICATION

AFFIDAVIT OF OWNERSHIP

Page - 4



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Ville III, LLC

Is the Company a Corporation? ☒ YES / NO

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

Is the Company a Partnership? YES / NO

Is Company an Individual Owner? YES / NO

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

Name	Address	Title
Harvey Sternberg	765 John Barry Drive, Bryn Mawr PA 19010	Owner

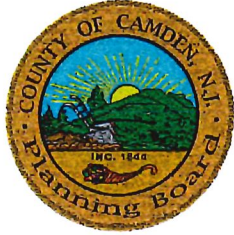
I certify that the above information is true and correct to the best of my knowledge:

X 
Signature of Owner & Title
Harvey Sternberg - Ville III, LLC

7/14/22
Date

X _____
Signature of Owner & Title

Date



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

**COUNTY PLAN:
MJ-15-1-22**

Ville III, LLC
PROJECT NAME

Gloucester Township
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

 SITE PLAN

PLATE: 186

8/22/2023

 PRELIMINARY PLAN

BLOCK: 18601

Pending Board Approval

 X OTHER

LOT (s): 7, 8, 9

NAME: Ville III, LLC

ADDRESS: 765 John Barry Drive

CITY: Bryn Mawr STATE: PA ZIP: 19011

SITE ABUTS COUNTY HIGHWAY: Sicklerville Road (CR 705)

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

GENERAL

The applicant is seeking Final Major Subdivision approval for the construction of sixty-three (63) single family dwellings, ninety-five (95) townhomes, and ten (10) open space/basin lots for a total of 168 lots. Associated infrastructure includes onsite parking; stormwater management; lighting; landscaping; open space. Improvements to Sicklerville Road will also be completed including road widening; drainage; upgraded traffic signal at Mullen Drive; milling; paving; and striping.

The following documents have been reviewed:

1. Subdivision plan prepared by Bach Associates, PC; dated 7/14/2022 and revised 3/30/2023.
2. Stormwater Management Report prepared by Bach Associates, PC; dated 7/14/2022 and revised 3/30/2023.
3. Traffic Impact Analysis prepared by Shropshire Associates, dated 7/13/2022.
4. Land Title Survey prepared by Bach Associates, PC, dated 7/14/2022.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Sicklerville Road (CR 705) has a proposed right-of-way of 74 feet, with an existing right-of-way that varies for the length of the project. The applicant is required to provide additional right-of-way through a roadway easement to widen the south side of Sicklerville Road right-of-way the distance necessary to result in a right-of-way width of 37 feet from the ROW centerline, along the applicant's frontage. The following is noted:
 - a. The site plan and separate county plan set should be revised to clearly 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 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.

TRAFFIC

1. Our office concurs that, with the proposed geometric and signal improvements to Sicklerville Road complete, the traffic resulting from the proposed development will not have a significant impact on the adjacent County roadway.

SITE PLAN

2. The applicant proposes significant changes within the County right-of-way. A separate set of drawings for the improvements to Sicklerville Road shall be prepared. Include plan sheets for all proposed improvements within the County right-of-way including, but not limited to, the following: grading plans, drainage plans, roadway profiles, cross sections, signage, traffic signal plans, striping, sidewalk, etc., as required by the County.
3. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way.
4. The final limits of paving on Sicklerville Road will be established in the field upon completion of construction, and prior to final striping. Grinding or water jet blasting of existing striping is not permitted. At a minimum, the roadway shall be paved half-width from the curb to the centerline or the paving joint, whichever is greater. Additional paving of the roadway may be required.

5. There appears to be excessive pavement cross slope (4.5% to 7.22%) in some areas. These areas shall be reviewed with the County Engineering department for alternative solutions (See comment 16).

6. The entire intersection of Mullen Drive shall be paved.

7. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

3.3.1 Access Location, Access Spacing, Access Restrictions, and Intersection Design

3.3.1.14 Traffic Signs (**Plan Does Not Conform**) The proposed R1-1 (stop) sign shown at the 'Road C' approach to its intersection with Sicklerville Road shall be removed from the plan, as the intersection is signal-controlled, not stop-controlled.

3.3.1.16 Pavement Markings (**Plan Does Not Conform**) Information regarding the proposed pavement markings on Sicklerville Road shall be provided on the plans. This includes, but is not limited to, the following requirements:

Pavement marking materials installed on a county road shall either be long-life extruded thermoplastic, or long-life spray extruded thermoplastic. Long traffic lines shall be in extruded thermoplastic material. Other pavement markings such as directional arrows, "ONLY"s, diagonal stripes, markings for railroad crossings, crosswalks and stop bars shall be in extruded thermoplastic or as directed by the County Engineer.

Pavement marking colors shall either be white or yellow and shall conform to the current edition of the Manual of Uniform Traffic Control Devices and as directed by the County Engineer.

Centerline markings installed on the county road shall be 4" wide yellow, epoxy material. Dashed centerlines, dashed lane lines shall consist of 10' long stripes, epoxy material, separated by 30' long gaps. Where two 4" centerline markings (double lines) are installed, they shall be separated by a gap of 4" to 6". The gap shall be consistent with the gap between the double lines on the remaining portion of the road.

Lane lines shall be used to delineate two separate travel lanes, where traffic moves in the same direction. Lane lines shall be 4" wide white, epoxy material, except at intersections to delineate exclusive turning lanes, where 6" wide white epoxy material shall be used.

Edge lines shall be used to delineate the right edge of the travel lane. Edge lines shall be 4" wide white epoxy material. The removal of existing edge lines may be required by the County Engineer. Where required the existing edge lines shall be removed a minimum distance of 25' from the centerline of a new driveway that enters the county road.

Note that removal of existing traffic lines will require milling, not grinding or jetting.

3.3.1.18 Traffic Signals (**Plan Does Not Conform**) {...the land developer shall be responsible to prepare plans, specifications, and construct the traffic signal. The Developer shall be responsible for providing As-Built plans and an engineering certification that the signal is constructed in accordance with all applicable regulations within fourteen (14) calendar days of the signal activation. Plans for the upgraded traffic signal at the intersection of proposed 'Road C' with Sicklerville Road at its existing T-intersection with Mullen Drive shall be provided for review.

STORMWATER MANAGEMENT NJAC 7:8

8. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increasing impervious surface by one-quarter acre (10,890 SF) or more. Stormwater management basins have been provided that do meet the requirements of NJAC 7:8 Stormwater requirements for water quantity, water quality, and recharge.
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 to obtain final County approval.
10. The stormwater design is to include the permeability tests of the soils under the infiltration system in accordance with the NJDEP BMP manual appendix E. The soil testing report provided in Appendix D of the Drainage Calculations Report prepared by Bach Associates, PC, states that the results of the permeability class rating tests would be provided in a final report at a later date. These results were not provided with the submitted documents.
11. The proposed work includes the widening of a portion of Sicklerville Road, as well as the addition of concrete curb and sidewalk along the south side of Sicklerville Road for the length of the applicant's frontage, where curb does not currently exist. This results in an increase in impervious surface on Sicklerville Road as well as a change in flow patterns for storm runoff along the County roadway. Storm drainage calculations shall be provided for flows resulting from these changes to determine whether additional inlets and pipes are required along Sicklerville Road. It is noted that there are no existing drainage structures along the applicant's frontage, however a drainage system does exist on the opposite side of Sicklerville Road. The nearest downstream inlet near the applicant's property is at Sta. 1+12.28R, near the 48" pipe crossing.

For flows going to County pipe:

- a. The storm pipe calculations should analyze all flows going to the County pipe system. A drainage shed map showing elevation lines and street names should be provided.
- b. The storm pipe calculations should determine if the pipe will have adequate capacity after the improvements are made, if the pipe will flow under head pressure, or if the pipe system will flood the inlet grates in the County Road.
- c. The feasibility of connecting cross drains or adding additional inlets and pipe along the applicant's property must be investigated by the applicant, including directing stormwater runoff into the applicant's interior stormwater management system, or combination of solutions.

DETAILS

12. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
13. A County curb detail is needed. All curbing constructed within the County right-of-way shall be 9" wide at the base x 18" deep gray concrete with a 1" batter in the 8" wide top.
14. All curb radii for all roadways and driveways should be checked to ensure that an emergency vehicle or delivery vehicle can exit the roadway without turning into oncoming traffic for all turns

(right and left) entering and exiting the proposed roadways to and from the County roadway. Provide turning template plans in the County plan set.

15. 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.
16. 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.
17. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. Sicklerville Road is an asphalt road. The pavement restoration should be 6" of dense grades aggregate, 8" of temporary base pavement, then 2" mill and overlay after 3-4 months of trench settlement.
18. The following County standard details are required for improvements in the County right-of-way:
Details:
 1. Standard 8"X9"X18" Concrete Vertical Curb
 4. Standard Vertical Concrete Curb Taper
 5. Standard Concrete Sidewalk
 10. Standard Pavement Marking Legend
 14. Left Turn Lane and Transition
 16. Milling and Resurfacing (*If this is determined to be the restoration method for Sicklerville Road*)
 17. Hot Mix Asphalt Pavement
 18. Roadway Widening Roadway Restoration
 - Typical Roadway Restoration for Curb Installation
 - RCP Storm Sewer Installation (*If storm sewer installation is determined necessary following additional calculations discussed on Stormwater Management section above*)
 - C. Trench Restoration in HMA Pavement

ADMINISTRATIVE


19. 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 (no flash drive).
20. **Camden County Planning Board Process-** Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter and the Township Engineer's review letter, unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board **does not** provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with all comments depicted in this letter are met.
21. 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. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.

22. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
23. 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. A copy of the Municipal Engineer's final certification shall be furnished to the County Planning Board.
24. 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.
25. Underground irrigation systems shall not be located within the County right-of-way.
26. Underground electrical, telephone and fiber optic systems shall not be located within the County right-of-way.

OUTSIDE AGENCY APPROVALS

27. The applicant is responsible for obtaining all environmental, local, County, State, and Federal permits, and approvals necessary for the proposed work (example: NJDOT, NJDEP, etc.)


William England, PE
Assistant County Engineer

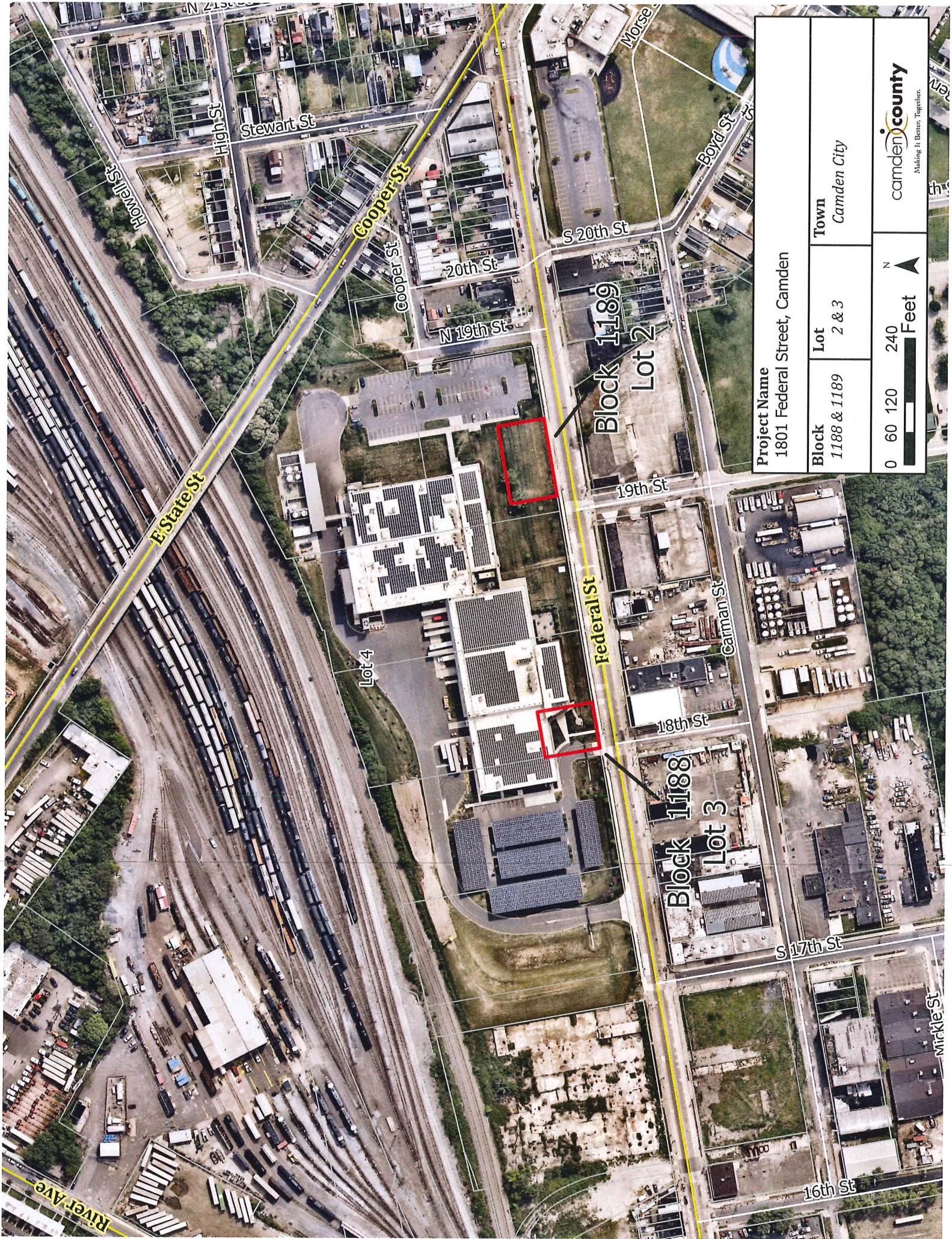

DATE



Cc: Applicant: Ville III, LLC harveysternberg1@gmail.com
Applicant Attorney: Robert D. Mintz, Esq. bob@freemanandmintzpa.com
Applicant Engineer: Steven Bach, PE, sbach@bachdesigngroup.com
Municipal Planning Board Secretary: Jean Gomez jgomez@glotwp.com
Municipal Review Engineer:

STAFF REPORT MEETING OF:	RE:	ResinTech Building Expansion
	Plan:	SP-8-5-23
	Municipality:	Camden
	Applicant:	ResinTech, Inc.
	Abuts County Route:	Federal Street (537)

The applicant proposed to construct two warehouse building additions totaling 26,210-SF to the original ResinTech facility: one 9,369-SF addition to the rear of the building and one 16,814-SF addition to the side of the building. Associated site improvements include fencing, lighting, an expansion to the existing paved driveway, four (4) additional loading dock spaces, and an expansion of the stormwater management system.



Project Name 1801 Federal Street, Camden		
Block 1188 & 1189	Lot 2 & 3	Town Camden City
0 60 120 240 Feet		
camdencounty Making It Better, Together.		

[illegible]

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: RESINTECH BUILDING EXPANSION

Project Address (if applicable) & Municipality: BLOCK 1188, LOT 3, AND BLOCK 1189, LOT 2

Abuts County Road: YES- FEDERAL STREET County Route No.: CR 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): 19.02 and 19.03

Existing Zoning: GI-2 - General Industrial

Block(s): 1188 and 1189

Variance(s) Required: FROM CITY: PARKING, FENCE
HEIGHT, NUMBER OF DRIVEWAYS,
WALKWAY GRADES, SITE

Lot(s): 3 and 2

LIGHTING AND LANDSCAPING

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: <https://www.camdencounty.com/service/public-works/planning/>. If you have any questions please call 856-566-2978.

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

ResinTech Inc.
Applicant: c/o Jeffrey Gottlieb Phone: (856) 626-1516 Fax: _____
Address: 1801 Federal Street Town & State: Camden, NJ
Email: lgottlieb@resintech.com Zip.: 08105
Harvey C. Johnson, Partner
Attorney: Duane Morris LLP Phone: 856-874-4274 Fax: 856-874-4634
Address: 1940 Route 70 East, Suite 100 Town & State: Cherry Hill, NJ
Email: hjohnson@duanemorris.com Zip.: 08003-2171
Pennoni Associates Inc.
Engineer: c/o Chad Gaulrapp, PE Phone: 856-656-2870 Fax: _____
Address: 515 Grove Street, Suite 1B Town & State: Haddon Heights, NJ
Email: cgaulrapp@pennoni.com Zip.: 08035

Proposed Use (please check all that apply):

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

Project Description & Statistics:

Short Description of Project: PROPOSED 26,210 SF ADDITION TO THE EXISTING RESINTECH FACILITY IN CAMDEN, NJ. PART OF THE EXPANSION WILL BE LOCATED ALONG THE WESTERNMOST POINT OF THE NORTHERN BUILDING WALL. THE OTHER ADDITION WILL BE LOCATED ALONG THE EASTERN BUILDING FACE. THE PROJECT ALSO INCLUDES REGRADING OF EXISTING BERMS ALONG REAR PROPERTY LINE.

Increase in Impervious Coverage?: (YES) NO Total Increase or Decrease: 0.77 ACRES
Total Amount of Land Disturbed: 4.40 ACRES
Total Gross SF of all Buildings/ Development: 26,210 SF
Total New Residential Units: N/A
Total New Jobs Created: N/A

CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

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): BLOCK 1188, LOT 3 = 13.615 AC.
BLOCK 1189, LOT 2 = 0.310 AC.
TOTAL = 13.93 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: JEFFREY GOTTLIEB/RESINTECH INC.

Signature of Applicant:  Date: 10/21/2022

Agent Completing Application: CHAD GAULRAPP, PE, ASSOCIATE VP
PENNONI ASSOCIATES, INC.

Signature of Agent:  Date: 02/06/2023

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

Page - 4



Name of Company/Organization: RESINTECH INC.

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

Is Company an Individual Owner? YES / NO

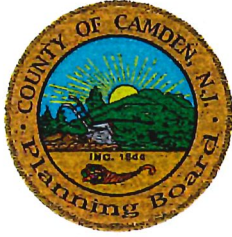
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X Signature of Owner & Title, CEO

10/21/22
Date

X _____
Signature of Owner & Title

Date



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

**COUNTY PLAN:
SP-8-5-23**

ResinTech Building Expansion

PROJECT NAME

Camden

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

X SITE PLAN

PLATE: 19.02, 19.03

8/22/2023

 PRELIMINARY PLAN

BLOCK: 1188, 1189

Pending Board Approval

 OTHER

LOT (s): 3, 2

NAME: ResinTech, Inc.

ADDRESS: 1801 Federal Street

CITY: Camden **STATE:** NJ **ZIP:** 08105

SITE ABUTS COUNTY HIGHWAY: Federal Street (537)

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

GENERAL

The applicant proposed to construct two warehouse building additions totaling 26,210-SF to the existing ResinTech facility: one 9,369-SF addition located at the rear of the building and one 16,814-SF addition to the east side of the building. Associated site improvements include fencing; lighting; an expansion to the existing paved driveway; four (4) additional loading dock spaces; and an expansion of the stormwater management system.

The following documents have been reviewed:

1. Site plan prepared by Pennoni Associates, Inc.; dated 1/20/2023.
2. Stormwater Management Report prepared by Pennoni Associates, Inc.; dated 1/26/2023.
3. Land Title Survey prepared by Pennoni Associates, Inc., dated 1/20/2023.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Federal Street (CR 537) has an existing and proposed right-of-way of 66 feet. Accordingly, the applicant does not propose a change to the existing right-of-way.
2. The applicant is not proposing any improvements in the County right-of-way.

SITE PLAN

1. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative."

STORMWATER MANAGEMENT NJAC 7:8

2. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. A stormwater management basin has been provided that does meet the requirements of NJAC 7:8, Stormwater requirements for water quantity and water quality.
3. Our office does concur that the applicant is not required to meet the recharge requirements under NJAC 7:8 since the proposed development meets the definition of "urban redevelopment area" as a previously developed area delineated on the State Plan Map as a Metropolitan Area (PA1).
4. The design has met the water quantity requirement for peak rate of reduction.
5. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department to obtain final County approval.

ADMINISTRATIVE

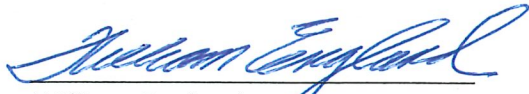
6. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy

of the final site plan on disk (no flash drive).

7. Camden County Planning Board Process- Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board **does not** provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.
8. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.
9. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
10. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection, and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. A copy of the final certification shall be furnished to the County Planning Board.
11. 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.
12. Underground irrigation systems shall not be located within the County right-of-way.
13. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

14. The applicant is responsible for obtaining all environmental, local, County, State, and Federal permits and approvals necessary for the proposed work (example: NJDOT, NJDEP, etc.)


William England, PE
Assistant County Engineer


DATE



Cc: Applicant: Jeff Gottlieb jgottlieb@resintech.com
Applicant Attorney: Harvey C. Johnson, Esq. hjohnson@duanemorris.com
Applicant Engineer: Chad Gualrapp, PE, cgaulrapp@pennoni.com
Municipal Planning Board Secretary: Angel Miller anmiller@ci.camden.nj.us.com
Municipal Review Engineer: James Rizzo jrizzo@ci.camden.nj.us.com

STAFF REPORT MEETING OF:	RE:	Aspen Dental
	Plan:	SP-36-2-22
	Municipality:	Winslow Township
	Applicant:	Sicklerville 530Developers, LLC
	Abuts County Route:	Berlin-Cross Keys Road (CR 689)

The applicant proposed to demolish an existing building and construct a 3,444-SF Dental Medical Office, as well as associated infrastructure (parking improvements, stormwater management, lighting, and landscaping improvements).

Access to the development is provided through two (2) driveways, one (1) located on Berlin-Cross Keys Road and one (1) located on the eastern portion of the property that provides access to the shopping center parking lot.



Date

26 AUGUST 2022

Drawn By

JFR

Checked By

BMC

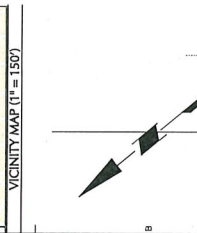
CS-101

Sheet 5 of 20

■ IT'S THE LAW ■
 BARNETT & LEVINSON/STANLEY PUBLISHING CO. (PUBLISHED BY)

LEGEND

- | SYMBOL | DESCRIPTION |
|---------|-------------------------|
| --- | PROPERTY LINE |
| - - - - | INTER-SECTION LINE |
| ===== | BUILDING LINE |
| ===== | CLUB |
| ===== | PARKING STRUCTURAL |
| ===== | PARKING CONCRETE |
| ===== | TRAFFIC SIGN |
| ===== | TRAFFIC SIGN RECREATION |
| ===== | DOORWAY |
| ===== | CONCRETE |
| ===== | BOLLARD |
| ===== | ZONING BOUNDARY LINE |



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: Aspen Dental

Project Address (if applicable) & Municipality: 530 Berlin Cross-Keys Road, Winslow Township

Abuts County Road: Yes County Route No.: 689

Type of Submission (please check one):

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

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

- ☐ Resubmission of Major Subdivision

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

Tax Map Data:

Plate(s): 5

Existing Zoning: CM - Major Commercial District

Block(s): 502

Variance(s) Required: Yes

Lot(s): 4.03

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

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Sicklerville 530 Developers, LLC
Applicant: c/o Charles A. Saka Phone: (732) 886-1500 Fax: _____
Address: 1195 Route 70, Suite 2000 Town & State: Lakewood, NJ
Email: csaka@paramountrealty.com Zip: 08701

Attorney: Duncan Prime c/o Prime & Tuve Phone: 856-273-8300 Fax: _____
Address: 14000 Horizon Way, Suite 325 Town & State: Mount Laurel, New Jersey
Email: duncan@primelaw.com Zip: 08054

Engineer: Brian M. Conlon, PE (Langan) Phone: (215) 845-8913 Fax: _____
Address: 1818 Market Street, Suite 3300 Town & State: Philadelphia, PA
Email: bconlon@langan.com Zip: 19103

Proposed Use (please check all that apply):

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

Project Description & Statistics:

Short Description of Project: This application proposes demolition of an existing multi-tenant dental office and construction of a 3,525 sf single-tenant dental office, as well as associated infrastructure (parking improvements, stormwater management, utilities, landscaping & lighting)

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: 4,298 sf (0.10 ac)
Total Amount of Land Disturbed: 16,652 sf (0.38 ac)
Total Gross SF of all Buildings/ Development: 3,525 sf
Total New Residential Units: 0
Total New Jobs Created: 0

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

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

Size of Existing Lot(s): _____

Portion to be Subdivided: _____

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

Title of Municipal Official: Planning Board Secretary

Authorized Municipal Signature: Christy Clauson Date: 9/15/22

Transmittal Date (if applicable): 9/15/22

Phone Number: 609 567 0700 Ext 8006

Signatures Required:

Name of Applicant: Sicklerville 530 Developers, LLC c/o Charles A. Saka

Signature of Applicant: X [Signature] Date: 9/6/22

Agent Completing Application: Brian M. Conlon, PE (Langan)

Signature of Agent: [Signature] Date: 9/7/22

For County Use:

Classification of Application: _____

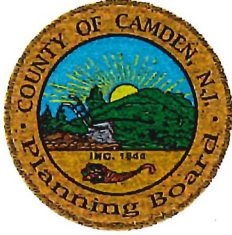
Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

Making It Better, Together.

Date _____



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

**COUNTY PLAN:
SP-36-2-22**

Aspen Dental

PROJECT NAME

Winslow Township

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

X SITE PLAN

PLATE: 5

8/22/2023

 PRELIMINARY PLAN

BLOCK: 502

Pending Board Action

 OTHER

LOT (s): 4.03

NAME: Sicklerville 5230 Developers, LLC

ADDRESS: 1195 Route 70, Suite 2000

CITY: Lakewood **STATE:** NJ **ZIP:** 08701

SITE ABUTS COUNTY HIGHWAY: Berlin-Cross Keys Road (CR 689)

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

GENERAL

The applicant proposed to demolish an existing building and construct a 3,444-SF Dental Medical Office, as well as associated infrastructure (parking improvements, stormwater management, lighting, and landscaping improvements).

Access to the development is provided by two (2) driveways, one (1) located on Berlin-Cross Keys Road and one (1) located on the eastern portion of the property that provides access to the shopping center parking lot.

The following documents have been reviewed:

1. Site plan prepared by Langan; dated 8/26/2022 and revised 4/5/2023.
2. Stormwater Management Report prepared by Langan; dated 8/26/2022 and revised 4/5/2023.
3. Traffic Impact Analysis prepared by Langan, dated 8/26/2022.
4. Land Title Survey prepared by Langan, dated 8/26/2022.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Berlin-Cross Keys Rd. (CR 689) has a proposed right-of-way of 74 feet. The plans do not show a proposed dedication, but do indicate that an easement was granted to Camden County on April 26, 1999 recorded in Book 5009 Page 181 for road widening purposes. The following is noted:
 - a. Provide a copy of this easement agreement for review.
 - b. The applicant shall provide any additional dedication necessary to provide a ROW half width of 37'. The applicant's surveyor shall confirm that the half width was achieved, and no additional easement area is required.

TRAFFIC

1. Our office concurs that the traffic resulting from the proposed development will not have a significant impact on the adjacent County roadway.

SITE PLAN

2. Sight triangle dimensions are required on site plans at all existing and proposed road or street intersections with a county road and at driveways. Sight triangles should be drawn in accordance with AASHTO standards. If determined necessary, by the County Engineer, the applicant shall be required to submit a deed of sight triangle easement to the County of Camden.
3. Site Plans Must Conform with the Following Standards:
 - 3.3 Site Plan
 - 3.3.1 Access Location, Access Spacing, Access Restrictions, and Intersection
 - 3.3.1.10 Access Geometry and Driveway Intersection Design
 - 3.3.1.10.D Corner Radii / Curb Return Radii / Driveway Aprons
(Plan Does Not Conform) The minimum corner radii where a new two-lane

driveway intersects a county road shall be 15'. Larger corner radii may be required to ensure that vehicles turning into and out of the new driveway do not cross the centerline of the new driveway or cross the centerline of the county road or encroach on an adjacent traffic lane. Radii are currently shown as 10'. Plans shall be revised to meet this requirement.

3.3.1.10.E Driveway and Apron Material **(Plan Does Not Conform)** *Depressed concrete curb shall be provided along a county road at a proposed driveway. {...} The depressed curb shall extend to the points on either side of the driveway where the corner radius curb meets the curb along the county road. {...} Driveways at a county road shall be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25' from the edge of pavement of the county road including a 4' width of sidewalk. Where depressed curb is installed at a new driveway the county road pavement must be saw cut and repaired in accordance with county requirements. Plans shall be revised to meet this requirement.*

3.3.1.10.F Americans with Disabilities Act (ADA) Requirements **(Plan Does Not Conform)** *Detectable Warning Surfaces at ADA ramps shall be set behind the back of curb. Depressed curb at ramps should be identified.*

STORMWATER MANAGEMENT NJAC 7:8

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

DETAILS

5. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
6. A County curb detail is needed. All curbing constructed within the County right-of-way shall be 9" wide at the base x 18" deep gray concrete with a 1" batter in the 8" wide top.
7. Depressed curbing shall be installed at all driveways on County roads.
8. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. Cross Keys Road is an asphalt road, and the pavement restoration should be 6" of dense graded aggregate (DGA), 8" of temporary base pavement (to the roadway surface), followed by 2" mill and top pave after 3-4 months of trench settlement. Face forming may be considered, and this detail should be added to the detail plans as well.

9. The following County standard details are required for improvements in the County right-of-way:

Details:

1. Standard 8"X9"X18" Concrete Vertical Curb
3. Standard Depressed Concrete Curb
5. Standard Concrete Sidewalk
6. Standard Concrete Driveway and Concrete Apron
18. Roadway Widening Roadway Restoration
 - A. Typical Roadway Restoration for Curb Installation
36. Curb Face Form

ADMINISTRATIVE

10. 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 (no flash drive).
11. Camden County Planning Board Process- Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board **does not** provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.
12. 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. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.
13. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
14. 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. A copy of the final certification shall be furnished to the County Planning Board.
15. 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

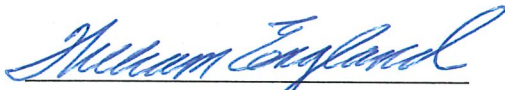
included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.

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

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

OUTSIDE AGENCY APPROVALS

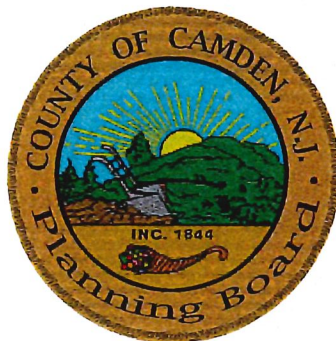
18. The applicant is responsible for obtaining all environmental, local, County, State, and Federal permits and approvals necessary for the proposed work (example: NJDOT, NJDEP, etc.)



William England, PE
Assistant County Engineer



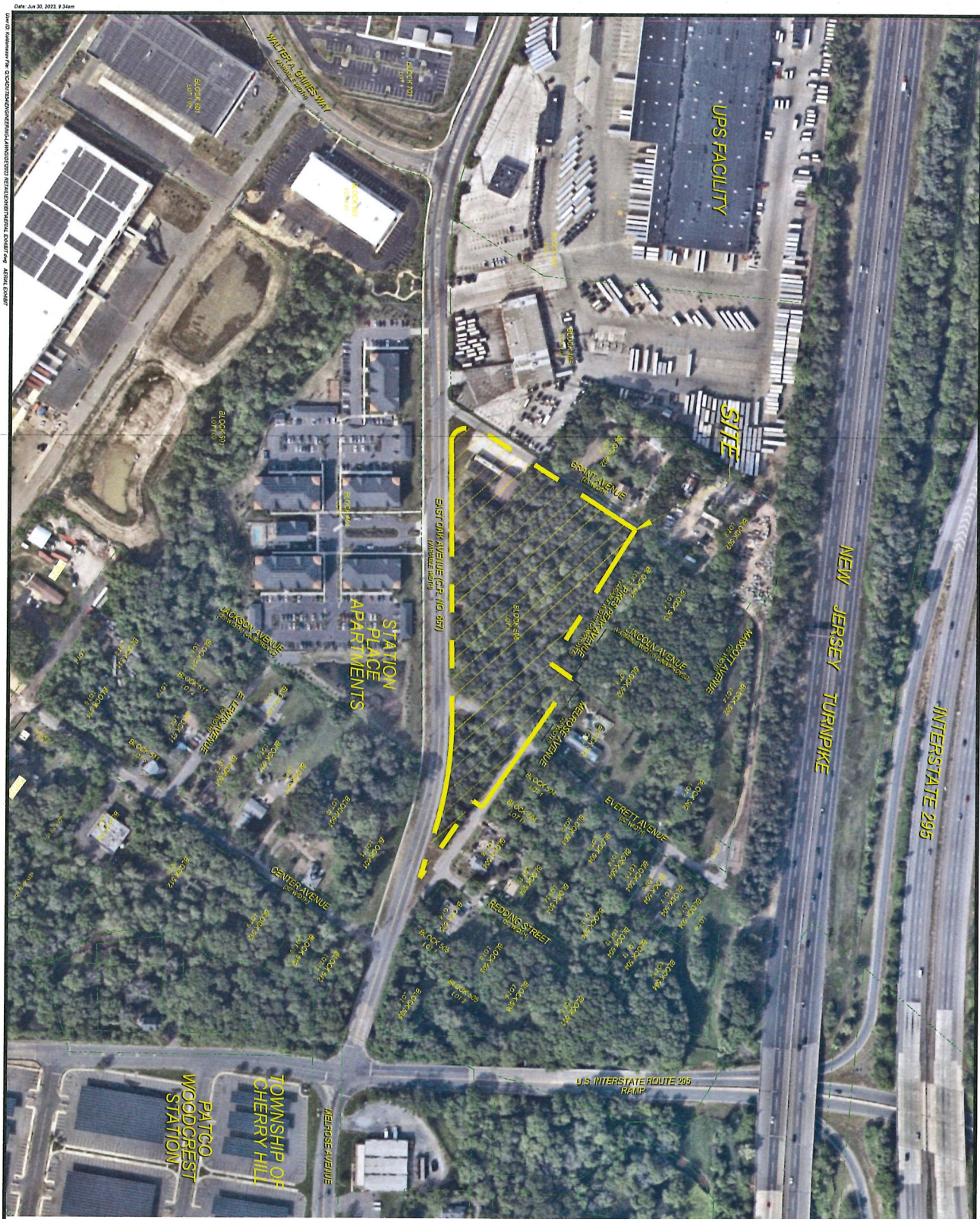
DATE



Cc: Applicant: Sicklerville 530 Developer, LLC, c/o Charles Saka csaka@paramountrealty.com
Applicant Attorney: Duncan Prime duncan@primelaw.com
Applicant Engineer: Brian Colon bcolon@langan.com
Municipal Planning Board Secretary: Christy Clauss cclauss@winslowtownship.com
Municipal Review Engineer: Augustine Morganti amorganti@winslowtownship.com

STAFF REPORT MEETING OF:	RE:	Oak Avenue Commercial-Phase IV
	Plan:	SP-21-1-23
	Municipality:	Lawnside
	Applicant:	VCC Oak acvenue Retail I Urban Renewal LLC
	Abuts County Route:	Berlin-Cross Keys Road (CR 689)

Since initial approval in 2019, the applicant proposes to modify the proposed retail/commercial space to provide 19,600-SF of retail space (2019 approval) and an additional 9,800-SF of cannabis manufacturing, or retail or other commercial space in an additional building. The three buildings will be supported by 116 parking spaces, 16 of which will be EVC spaces with an additional 16 shown as regular spaces, with the possibility of converting to EVC spaces in the future. The development area will continue to have access to Oak Avenue and Grant Avenue with an additional driveway being proposed along Everett Avenue.



GRAPHIC SCALE: 1"=100'

NOTE: IMAGE TAKEN FROM NEARMAP DATED MAY 14, 2023.

AMENDED PRELIMINARY/FINAL SITE PLAN

AERIAL EXHIBIT

PHASE IV PROJECT
EAST OAK AVENUE (Rt. 10, 687)
BOROUGH OF LAWRENCE
CAMDEN COUNTY, NEW JERSEY

Taylor W. Wismann & Taylor
SUBSURFACE UTILITY ENGINEERING
1000 N. 10TH STREET, SUITE 200
CAMDEN, NJ 08102
TEL: 856.325.2000 FAX: 856.725.0000
WWW.TAYLORWISMANNTAYLOR.COM

DATE: JUN 30, 2023
DRAWN BY: J. WISMANN
CHECKED BY: J. WISMANN
SCALE: 1"=100'

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: Phase IV Project

Project Address (if applicable) & Municipality: East Oak Avenue (C.R. 667)

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

Type of Submission (please check one):

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

Original Site Plan Application No.: SP-21-1-18 Date Originally Approved: September 3, 2019

- ☐ Resubmission of Major Subdivision

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

Tax Map Data:

Plate(s): 5

Existing Zoning: Redevelopment Plan - Area 1

Block(s): 506

Variance(s) Required: Parking to allow 130 spaces

Lot(s): 1 (F/K/A Lots 1 & 3)

where 147 area required.

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

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: VCC Oak Avenue Retail I Urban Renewal LLC Phone: 856-794-4706 Fax: 856-794-4721
 Address: 228 W. Landis Ave., Suite 300, PO Box 1517 Town & State: Vineland, NJ
 Email: timothy.france@vinelandconstruction.com Zip.: 08360

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

Engineer: Vladislav Koldomasov, PE Phone: 856-235-7200 Fax: 856-722-9250
 Address: 804 East Gate Drive, Suite 100 Town & State: Mt. Laurel, NJ
 Email: koldomasov@taylorwiseman.com Zip.: 08054

Proposed Use (please check all that apply):

<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>
<input type="radio"/> Single Family Detached	<input checked="" type="radio"/> Retail	<input type="radio"/> Maintenance/ Repair Shop
<input type="radio"/> Town Homes	<input type="radio"/> Office	<input type="radio"/> Flex Space
<input type="radio"/> Duplex	<input checked="" type="radio"/> Restaurant/ Food Establishment	<input type="radio"/> Storage/ Warehouse
<input type="radio"/> Apartments	<input type="radio"/> Hospitality/ Hotel Space	<input type="radio"/> Distribution Center
<input type="radio"/> Condominiums	<input type="radio"/> Medical Use	<input checked="" 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: _____
Amended Site Plan application to construct three (3) 9,800 square foot buildings, for a total of 29,400 s.f. of floor area. Proposed Building B and C will contain retail uses, as permitted by the Redevelopment Plan. Building A will either be used for cannabis manufacturing, which is a permitted use in Area 1 per Borough Ordinance No. 12-2021, or one of the commercial uses permitted pursuant to the Redevelopment Plan.

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: 2.40 acres
 Total Amount of Land Disturbed: 3.97 acres
 Total Gross SF of all Buildings/ Development: 29,400 s.f.
 Total New Residential Units: N/A
 Total New Jobs Created: unknown at this time

CAMDEN COUNTY PLANNING BOARD APPLICATION

Page - 3

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

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

Size of Existing Lot(s): _____

Portion to be Subdivided: _____

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

Title of Municipal Official: _____

Authorized Municipal Signature: May Ann Stadler Date: 7/12/23

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: VCC Oak Avenue Retail I Urban Renewal LLC

Signature of Applicant: John S. Kamen Date: 7.05.23

Agent Completing Application: Taylor Wiseman & Taylor c/o Vladislav Koldomasov

Signature of Agent: [Signature] Date: 7/12/23

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

Page - 4



Name of Company/Organization: VCC OAK AVENUE RETAIL & URBAN RENEWAL, LLC

Is the Company a Corporation? YES / NO LIMITED LIABILITY COMPANY

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

Is the Company a Partnership? YES / NO

Is Company an Individual Owner? YES / NO

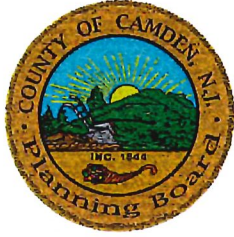
Title

WHOLLY OWNED SUBSIDIARY OF VINELAND CONSTRUCTION
CO., LLC

X John S. Kravner, MGR/PRES. 7.05.23
Signature of Owner & Title Date

X _____
Signature of Owner & Title

Date



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

**COUNTY PLAN:
SP-21-1-23**

Oak Avenue Commercial Phase IV

PROJECT NAME

Lawnside

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

X SITE PLAN

PLATE: 5

8/22/2023

 PRELIMINARY PLAN

BLOCK: 506

Pending Board Approval

 OTHER

LOT (s): 1 (FKA 1 & 3)

NAME: VCC Oak Avenue Retail I Urban Renewal LLC

ADDRESS: 228 W. Landis Ave, Suite 300; P.O. Box 1517

CITY: Vineland **STATE:** NJ **ZIP:** 08360

SITE ABUTS COUNTY HIGHWAY: East Oak Avenue (667)

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

GENERAL

This site initially received approval in 2019. Currently, the applicant proposes to modify the original proposed retail/commercial space which provided 19,600-SF of retail space (2019 approval) by adding an additional 9,800-SF of cannabis manufacturing, or retail or other commercial space, in an additional building. The three buildings will be supported by 116 parking spaces, 16 of which will be EVC spaces with an additional 16 shown as regular spaces, with the possibility of converting the regular spaces into EVC spaces in the future. The development area will continue to have access to Oak Avenue and Grant Avenue with an additional driveway being proposed opposite Everett Avenue.

The following documents have been reviewed:

1. Site plan prepared by Taylor Wiseman & Taylor: dated 6/19/2023.
2. Stormwater Management Report prepared by Taylor Wiseman Taylor; dated 7/13/2023.
3. Traffic Information Memorandum prepared by Langan; dated 6/21/2023.
4. Land Title Survey prepared by Taylor Wiseman Taylor, dated 5/1/20.23.

RIGHT OF WAY

1. The Camden County Master Plan indicates that East Oak Avenue (CR 667) has a varying proposed right-of-way of 50-75 feet, with an existing right-of-way of 70 feet along the applicant's frontage. Accordingly, the applicant does not propose a change to the existing right-of-way.

TRAFFIC

2. Our office concurs that the traffic resulting from the proposed development will not have a significant impact on the adjacent County roadway.

STORMWATER MANAGEMENT NJAC 7:8

3. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increasing 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.
4. The design has met the water quantity requirement for peak rate of reduction.
5. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department to obtain final County approval.

DETAILS

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

ADMINISTRATIVE

7. 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 (no flash drive).
8. Camden County Planning Board Process- Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board **does not** provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.
9. 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. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.

10. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
11. 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. A copy of the final certification shall be furnished to the County Planning Board.
12. 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.
13. Underground irrigation systems shall not be located within the County right-of-way.
14. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

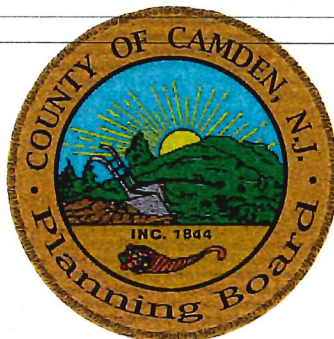
15. The applicant is responsible for obtaining all environmental, local, County, State, and Federal permits and approvals necessary for the proposed work (example: NJDOT, NJDEP, etc.)



William England, PE
Assistant County Engineer



DATE




Cc: Applicant: Tim France tim.france@vinelandconstruction.com
Applicant Attorney: Steven J. Tripp, Esq. stripp@wilenz.com
Applicant Engineer: Vladislav Koldomasov, PE, koldomasov@taylorwiseman.com
Municipal Planning Board Secretary: Angel Miller [856-546-3232](tel:856-546-3232)
Municipal Review Engineer: Timothy Staszewski, P.E. timothy.staszewski@rve.com

STAFF REPORT MEETING OF:	RE:	118 Ellis Street
	Plan:	SP-16-1-23
	Municipality:	Haddonfield
	Applicant:	Maple Land Holdings, LLC
	Abuts County Route:	Ellis Street (CR 561)

The applicant proposes to demolish the existing vacant building and single-family dwelling to construct a 2,150-SF office/commercial space on the first floor with eighteen (18) apartment units on the second and third floors. In addition, the applicant is proposing parking, sidewalks, stormwater management, sanitary sewer, lighting, and landscaping.

The parcel is located on Ellis Street (CR 561) at Fowler Avenue. One full-service driveway is existing and is shared with the neighboring parcel to the west.



Project Name 118 ELLIS STREET			Town Haddonfield		
Block 41	Lot 5 & 6		N 		
0 35 70 140		Feet			
		camden <i>county</i> Making It Better. Together.			

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: MAPLE LAND HOLDINGS, LLC

Project Address (if applicable) & Municipality: 118 Ellis Street

Abuts County Road: Ellis Street County Route No.: 561

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): 10

Existing Zoning: D1 (Downtown-1)

Block(s): 41

Variance(s) Required: yes

Lot(s): 5 and 6

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: <https://www.camdencounty.com/service/public-works/planning/>. If you have any questions please call 856-566-2978.

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: MAPLE LAND HOLDINGS, LLC Phone: _____ Fax: _____
Address: 116 Crown Point Road Town & State: Thorofare, NJ
Email: pmarone@maronecontractors.com Zip.: 08086
Attorney: Damien O. Del Duca, Esq Phone: 856-427-4200 Fax: _____
Address: 21 E. Euclid Ave, Suite 100 Town & State: Haddonfield, NJ
Email: dod@delducalewis.com; gina@delducalewis.com Zip.: 08033
Engineer: Clif Quay, PE, PP Phone: 856-234-0800 Fax: _____
Address: 10000 Midlantic Dr, Suite 300W Town & State: Mount Laurel, NJ
Email: Clifton.Quay@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 checked="" type="radio"/> Office	<input type="radio"/> Flex Space
<input type="radio"/> Duplex	<input type="radio"/> Restaurant/ Food Establishment	<input type="radio"/> Storage/ Warehouse
<input 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: Multi-story flex building with commercial/office space on the ground floor and 18 residential units on the second and third floors.

Increase in Impervious Coverage?: ☒ YES ☐ NO Total Increase or Decrease: 197 SF increase

Total Amount of Land Disturbed: .54 acres

Total Gross SF of all Buildings/ Development: 10,009 SF

Total New Residential Units: 18 units

Total New Jobs Created: _____

CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

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

Size of Existing Lot(s): _____

Portion to be Subdivided: _____

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

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: Maple Land Holdings, LLC

Signature of Applicant: Laura M. Johnson Date: 6/17/23
Laura M. Johnson, Esquire/Attorney for Applicant

Agent Completing Application: Laura M. Johnson, Esquire/Attorney for Applicant

Signature of Agent: Laura M. Johnson Date: 6/17/23

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

CAMDEN COUNTY PLANNING BOARD APPLICATION

AFFIDAVIT OF OWNERSHIP

Page - 4



Making It Better, Together.

*See enclosed disclosure

Company/ Organization Information

Name of Company/Organization: _____

Is the Company a Corporation? YES / NO

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

Is the Company a Partnership? YES / NO

Is Company an Individual Owner? YES / NO

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

Name	Address	Title
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

X _____
Signature of Owner & Title

Date

X _____
Signature of Owner & Title

Date

OWNERSHIP DISCLOSURE STATEMENT

Maple Land Holdings, LLC
160 Crown Point Road
Thorofare, New Jersey 08086

Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above-referenced corporation, partnership, limited liability company (LLC) or limited liability partnership (LLP):

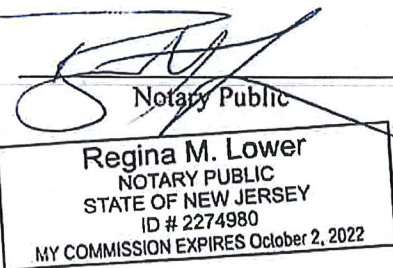
NAME		ADDRESS
1	Phillip Marone.	556 Warwick Road Haddonfield, New Jersey 08033
2		
3		
4		
5		
6		

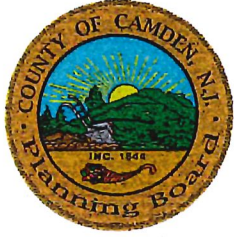
*If a corporation, limited liability company or partnership owns 10% or more of the stock or interest of the applicant entity, that entity shall list the names and addresses of its stockholders, members or partners owning 10% or more of that entity, and this requirement shall be followed until the names and addresses of the individual stockholders, members or partners, owning 10% or more of the entity or entities have been listed.

Sworn and subscribed before me this
28 day of February, 2023.



Name: Phillip Marone,
Title: Sole Member





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

**COUNTY PLAN:
SP-16-1-23**

118 Ellis Street

PROJECT NAME

Haddonfield

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

X SITE PLAN

PLATE: 10

8/22/2023

 PRELIMINARY PLAN

BLOCK: 41

Pending Board Action

 OTHER

LOT (s): 5 & 6

NAME: Maple Land Holdings LLC

ADDRESS: 116 Crown Point Road

CITY: Thorofare **STATE:** NJ **ZIP:** 08086

SITE ABUTS COUNTY HIGHWAY: Ellis Street (CR 561)

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

GENERAL

The applicant proposes to demolish the existing vacant building and single-family dwelling to construct a 2,150-SF office/commercial space on the first floor with eighteen (18) apartment units on the second and third floors. In addition, the applicant is proposing parking, sidewalks, stormwater management, sanitary sewer, lighting, and landscaping.

The parcel is located on Ellis Street (CR 561) at the intersection of Fowler Avenue. One full-service driveway exists and is shared with the neighboring parcel to the west.

The following documents have been reviewed:

1. Site plan prepared by Stantec; dated 3/2/2023.
2. Stormwater Management Narrative prepared by Stantec; dated 2/27/2023.
3. Trip Generation and Access Analysis prepared by Stantec; dated 4/20/2023.
4. Land Title Survey prepared by Stantec, dated 11/20/2018.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Ellis Street (CR 561) has an existing and proposed right-of-way of 66 feet. Accordingly, the applicant does not propose a change to the existing right-of-way.

TRAFFIC

2. Our office concurs that the traffic resulting from the proposed development will not have a significant impact on the adjacent County roadway.

SITE PLAN

3. The site plan should include stop signs and stop bars at each driveway entering into the County Road.
4. Sight triangle dimensions are required on site plans at all existing and proposed road or street intersections with a county road and at driveways. Sight triangles should be drawn in accordance with AASHTO standards. If determined necessary, by the County Engineer, the applicant shall be required to submit a deed of sight triangle easement to the County of Camden.

STORMWATER MANAGEMENT NJAC 7:8

5. The proposed improvements do not ultimately disturb one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. The proposed improvements do not meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are not required.
6. 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 to ensure that the stormwater system can be maintained in perpetuity.
7. 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 to obtain final County approval.

DETAILS

8. All construction or reconstruction within the County right-of-way is to be in conformance with County standards, and Federal ADA standards.
9. County Detail 36, "Curb 'Face Form' on Concrete Roadway" is provided on Detail Sheet 2 of the plans. However, the Site Plan includes a shaded area in front of the proposed curb along the County Road which indicates asphalt paving per the plan legend. The existing roadway is concrete. This inconsistency shall be rectified.
10. The following County standard details are required for improvements in the County right-of-way:
Details:
 1. Standard 8"X9"X18" Concrete Vertical Curb

ADMINISTRATIVE

11. 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 (no flash drive).
12. Camden County Planning Board Process- Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board **does not** provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.
13. 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. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.
14. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
15. 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. A copy of the final certification shall be furnished to the County Planning Board.

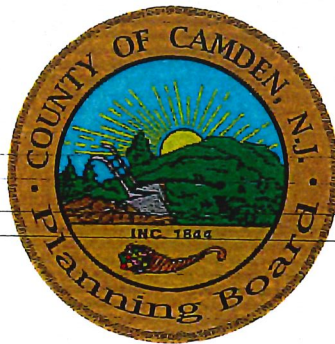
16. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
17. Underground irrigation systems shall not be located within the County right-of-way.
18. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

19. The applicant is responsible for obtaining all environmental, local, County, State, and Federal permits and approvals necessary for the proposed work (example: NJDOT, NJDEP, etc.)


William England, PE
Assistant County Engineer

8/11/2023
DATE



Cc: Applicant: Phil Marone, pmarone@maronecontractors.com
Applicant Attorney: Laura M. Johnson, Esq. ldm@delducalewis.com
Applicant Engineer: Clif Quay, PE, Clifton.Quay@stantec.com
Municipal Planning Board Secretary: Tavis Karrow tkarrow@haddonfield-nj.gov
Municipal Review Engineer: C. Jeremy Noll, P.E. cnoll@haddonfield-nj.gov

STAFF REPORT MEETING OF:	RE:	Blulight CRE Gloucester City LLC
	Plan:	SP-14-2-23
	Municipality:	Gloucester City
	Applicant:	Bluelight CRE Gloucester City LLC
	Abuts County Route:	North Broadway (CR 551)

The applicant proposes to demolish the existing 5,115-SF vacant building located on the west side of Broadway (CR 551) between Warren Street and Linden Street. It has one (1) driveway on Linden Street and one (1) driveway on Warren Street.

The first floor (4,115-SF) of the vacant building will serve as a cannabis dispensary, and the second floor (1,000-SF) will serve as associated office space. The applicant proposes site improvements including reconfiguring the parking lot, adding sidewalks, replacing sidewalks and driveway aprons. The existing driveways will remain in their current locations.

Block 7
Lots 1

Linden St

Sherman St

Linden Ave

N Broadway


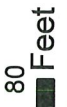

Warren St

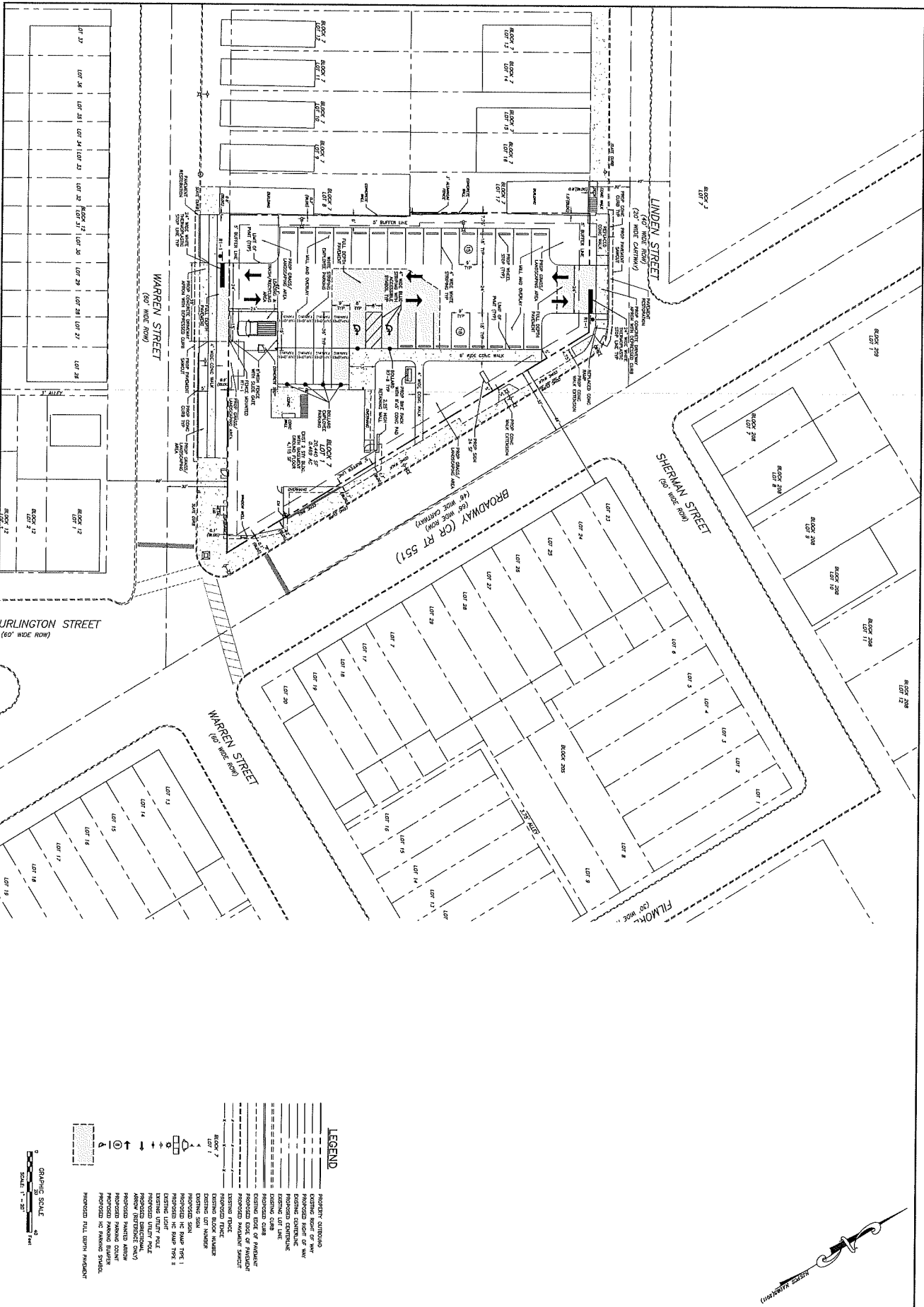
N Burlington St

Salem St

N Willow St

N King St

Project Name 401 North Broadway			Town Gloucester City
Block 7	Lot 1		
0 20 40 80 Feet		N 	
			
			



Digitally signed by Jay F Sims
Date: 2023.05.25 12:59:39-0400'

PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 24GE0472190C

SITE PLAN
BLULIGHT CRE GLOUCESTER CITY LLC
PLATE 1, BLOCK 7, LOT 1
GLOUCESTER CITY, CAMDEN COUNTY, NEW JERSEY

PREPARED BY
CONSULTING ENGINEER SURVEYS
PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
645 BERLIN-CROSS KEYS ROAD, SUITE 1, ACKERVILLE, NJ 08061
PHONE (609) 238-2200 - FAX (609) 232-2344 - EMAIL design@ces-1.com
NJ CERTIFICATE OF AUTHORIZATION No. 246A27857700, 21W0001-124

7/2 SCALE: 1"=20' CES No. 4145 FILE No. 6145-SP01 DRAWN BY: TKS



SHT. No. 3 OF 9. DATE: 05/22/23. SCALE: 1"=20'. CES No. 4145. FILE No. 4145 SPO1. DRAWN BY: TAS.

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: Blulight CRE Gloucester City LLC

Project Address (if applicable) & Municipality: 405 North Broadway

Abuts County Road: North Broadway County Route No.: 551

Type of Submission (please check one):

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

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

- ☐ Resubmission of Major Subdivision

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

Tax Map Data:

Plate(s): 1

Existing Zoning: RC & S Zone

Block(s): 7

Variance(s) Required: See Attached

Lot(s): 1

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

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Blulight CRE Gloucester City LLC Phone: 860-513-8611 Fax: _____
 Address: 1579 Kaitlyn Road Town & State: Allentown, PA
 Email: mihir8602@gmail.com Zip.: 18103

Attorney: Damien Del Duca Phone: 856-427-4200 Fax: 856-427-4241
 Address: 21 E. Euclid Avenue, Suite 100 Town & State: Haddonfield, NJ
 Email: dod@delducalewis.com Zip.: 08033

Engineer: Jay Sims, P.E. 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 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: Re-use existing building for a cannabis dispensary, parking lot improvements with additional parking, sidewalks, and driveway apron replacements

Increase in Impervious Coverage?: YES / ☒ NO Total Increase or ☒ Decrease: 6,142 SF

Total Amount of Land Disturbed: 0.50 Acre

Total Gross SF of all Buildings/ Development: 4,115 SF

Total New Residential Units: N/A

Total New Jobs Created: 8

CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

Subdivision Description (if applicable):

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

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

Size of Existing Lot(s): _____

Portion to be Subdivided: _____

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

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: Blulight CRE Gloucester City LLC

Signature of Applicant:  Date: 5/30/23

Damien O. Del Duca, Esquire/Del Duca Lewis & Berr LLC
(Attorney for Applicant)

Agent Completing Application: Jay Sims, P.E.

Signature of Agent:  Date: 05/26/23

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP

Page - 4



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Blulight CRE Gloucester City 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
<u>See attached</u>		

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

X
Signature of Owner & Title

5/30/23
Date

X _____
Signature of Owner & Title

Date

Damien O. Del Duca, Esquire/Del Duca Lewis & Berr LLC
(Attorney for Applicant)

ADDITIONAL DATA:

List maps, reports, and other material accompanying this application. Please include the specific item, who it was prepared by and the date of the last revision (attach supplemental sheet if needed):

- a. Please see attached letter.
- b. _____
- c. _____
- d. _____

CORPORATION/PARTNERSHIP DISCLOSURE STATEMENT:

Pursuant to NJSA 40:55D-48.1, the names and addresses of all persons owning 10% or more stock or 10% or great interest in partnership of said applicant shall list the names and addresses of its stockholders:

Name: Umesh Patel Address: 1579 Kaitlyn Rd., Allentown, PA Interest: 25 %

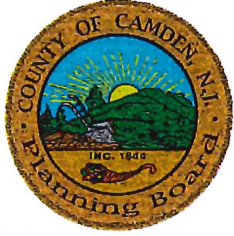
Name: Piyush Patel Address: 1579 Kaitlyn Rd., Allentown, PA Interest: 25 %

Name: Harshil Patel Address: 1579 Kaitlyn Rd., Allentown, PA Interest: 25 %

Name: Mihir Patel Address: 1579 Kaitlyn Rd., Allentown, PA Interest: 25 %

Name: _____ Address: _____ Interest: ____%

INCLUDE THIS PAGE WHEN SUBMITTING APPLICATION



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

**COUNTY PLAN:
SP-14-2-23**

Blulight CRE Gloucester City LLC

PROJECT NAME

Gloucester City

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

X

SITE PLAN

PLATE: 1

8/22/2023

PRELIMINARY PLAN

BLOCK: 7

Pending Board Approval

OTHER

LOT (s): 1

NAME: Blulight CRE Gloucester City LLC

ADDRESS: 1579 Kaitlyn Road

CITY: Allentown **STATE:** PA **ZIP:** 18103

SITE ABUTS COUNTY HIGHWAY: North Broadway (CR 551)

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

GENERAL

The applicant proposes to utilize a 5,115-SF vacant building located on the west side of Broadway (CR 551) between Warren Street and Linden Street. It has one (1) driveway access on Linden Street and one (1) driveway access on Warren Street.

The first floor (4,115-SF) of the vacant building will serve as a cannabis dispensary, and the second floor (1,000-SF) will serve as associated office space. The applicant proposes site improvements including reconfiguring the parking lot, adding sidewalks, replacing sidewalks and driveway aprons. The existing driveways will remain in their current locations.

The following documents have been reviewed:

1. Site plan prepared by Consulting Engineer Services; dated 5/25/2023.
2. Stormwater Management Report prepared by Consulting Engineer Services; dated 2/2023.
3. Traffic Analysis prepared by Consulting Engineer Services; dated 5/2023.
4. Land Title Survey prepared by Consulting Engineering Services, dated 3/3/2023.

RIGHT OF WAY

1. The Camden County Master Plan indicates that North Broadway (CR 551) has an existing and proposed right-of-way of 66 feet. Accordingly, the applicant does not propose a change to the existing right-of-way.

TRAFFIC

2. Our office concurs that the traffic resulting from the proposed development will not have a significant impact on the adjacent County roadway.

SITE PLAN

3. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative."

STORMWATER MANAGEMENT NJAC 7:8

4. The proposed improvements decrease impervious surface by 0.141 acres and do not ultimately disturb one or more acres (43,560 SF) of land. Accordingly, the proposed improvements do not meet the definition of "major development" under NJAC 7:8 and stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are not required.
5. Our office does concur that the applicant is not required to meet the recharge requirements under NJAC 7:8 since the proposed development meets the definition of "urban redevelopment area" as a previously developed area delineated on the State Plan Map as a Metropolitan Area (PA1).

DETAILS

6. All construction or reconstruction within the County right-of-way is to be to County standards, and Federal ADA standards.
7. The following County standard details are required for improvements in the County right-of-way:
Details:
 5. Standard Concrete Sidewalk

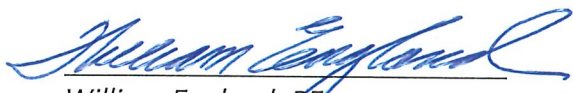
ADMINISTRATIVE

8. 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 (no flash drive).
9. Camden County Planning Board Process- Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board **does not** provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.
10. 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. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.
11. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
12. 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. A copy of the final certification shall be furnished to the County Planning Board.
13. 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

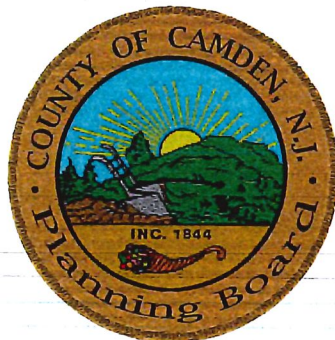
14. included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
15. Underground irrigation systems shall not be located within the County right-of-way.
16. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

17. The applicant is responsible for obtaining all environmental, local, County, State, and Federal permits and approvals necessary for the proposed work (example: NJDOT, NJDEP, etc.)


William England, PE
Assistant County Engineer


DATE



Cc: Applicant: Blue Gloucester City, LLC, mihir8602@gmail.com
Applicant Attorney: Damien Del Duca, Esq. dod@delducalewis.com
Applicant Engineer: Jay Sims, PE, jsims@ces-1.com
Municipal Planning Board Secretary: Lois Riding lois@cityofgloucester.org
Municipal Review Engineer: Gregory B. Fusco, P.E. gusco@keyengineers.com