

Louis Cappelli, Jr.
Freeholder Director
Susan Shin Angulo
Freeholder
John Wolick
Director



Making It Better, Together.

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

Board Members
Freeholder Carmen G. Rodriguez – Alternate
George W. Jones – Chairman
Daniel P. Cosner – Vice Chairman
Thomas Schina – Secretary
Thomas Bock Jr.
Ryan Doran
Joseph Pillo
Alexis M. Williams
Kevin Becica – County Engineer

Agenda for February 27th, 2018

Meeting to be held at
Camden County Department of Public Works
Large Conference Room
2311 Egg Harbor Road, Lindenwold, New Jersey 08021

 856.566.2978

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comments on non-agenda items
5. Adoption of Minutes – from previous meeting
6. Review of Projects for Board Action:

Subdivisions and Site Plans

Site Plans

- | | |
|---------------------------|-------------|
| A. Our Lady of Lourdes | SP-8-14-17 |
| B. 210 White Horse Pike | SP- 3- 1-18 |
| C. First Watch Café | SP-12-1-18 |
| D. Rizzieri Salon and Spa | SP-34-1-18 |
| E. 132 Haddon Ave. | SP-16-1-18 |

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

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



CAMDEN COUNTY PLANNING BOARD
Land Development Review

Review List for Meeting

February 27, 2018

Site Plans /Minor/Major Subdivisions

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Our Lady of Lourdes Medical Center	SP-8-14-17	City of Camden	226 space parking lot
SP-2	210 White Horse Pike	SP-3-1-18	Barrington	2,400 sf commercial building
SP-3	First Watch Café	SP-12-1-18	Cherry Hill	155 seat restaurant
SP-4	Rizzieri Salon and Spa	SP-34-1-18	Voorhees	new salon and spa
SP-5	132 Haddon Ave.	SP-16-1-18	Haddonfield	3 unit townhouse development

Camden County Planning Board
County Public Works Complex, Lindenwold
6:00 PM
January 23, 2017

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

Mr. George Jones, Mr. Dan Cosner, Mr. Tom Bock, Mr. Ryan Doran, Mr. Joe Pillo, Ms. Alexis Williams, and Ms. Kevin Becica, County Engineer were all present.

Planning Board Solicitor: Ms. Catherine Binowski was present.

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

MINUTES

A motion was made to approve the minutes of the December 19, 2017 meeting by Mr. Pillo and seconded by Mr. Doran; Mr. Cosner abstained; all present were in favor.

SUBDIVISIONS & SITE PLANS

M-27-1-17 & SP-27-9-17

Stonegate & St. Stephens

Pennsauken

Damien Del Duca, Esq., Steve Bagge, PE and James Reynolds, Director of Camden Diocese were present for the application.

The Applicant is seeking approval for the subdivision of land along CR. 612 for the purpose of developing an apartment building.

The applicant is seeking approval for the construction of a three (3) story apartment building containing 68 senior affordable units with associated parking and storm water management basin.

A copy of receipt of County filing of the widening easement must be provided to County Planning Department prior to issuance of final approval. Also, maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the storm water maintenance plan on the deed with the County Planning Department in order to obtain final County approval.

Received Local approval in April. Some parts of the area will remain, other structures will be removed and replaced.

Will comply with all County Engineer's comments. Applicant will revise plans, change curb, and have concrete apron.

Replacing a midwalk cross walk that is not a county.

Replace construction entrance so that telephone pole where construction entrance is can be relocated.

Approval of application will not be complete until driveway conforms to requirements as in 1C of utilities of the Engineer's Report .

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

M-16-7-17 & SP-15-11-17

All American Assisted Living

Gloucester Twp.

John Wade, Esq., Beth Grasso, PE and Blake Fitzgerald, PE and Mr. Ben Wells, Applicant were present for the application.

Applicant is seeking approval to subdivide existing Lot 1 into two (2) new lots know as Lot 1 (4.001 Acres) and Lot 2 (9.4525 Acres).

Applicant is seeking approval to construct a two (2) story, 58,000 SF Assisted Living Facility and associated site improvements on proposed Lot 1. The proposed building will contain 58 units, (54 - two (2) bedroom and four (4) one bedroom units).

Received approval from the local November 14, 2017.

Applicant will comply with all County Engineer's comments. County Engineer would like the site plan revised to indicate the centerline of CR 704 is located 37 feet from property line.

Also, applicant must submit 2 sets of Final site plans as condition of approval.

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

SITE PLANS

SP-28-1-18

129 Cross Keys Road

Pine Hill

James Clancey, PE and Gary Shuhart, applicant were present for the application.

The applicant is seeking approval for the development of a 7600 SF building which will act as a warehouse and office for an electrical contractor.

Received local approval in Pine Hill in December 2017.

GMS Electrical. 10 employees. 5 vans and a bucket truck.

Agree with all County Engineer's comments but must update the plans. Technical waiver for driveway.

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

PUBLIC COMMENTS

None.

CHAIRMAIN'S REPORT

None.

ATTORNEY'S REPORT

None.

COUNTY ENGINEER'S REPORT

None.

COUNTY PLANNING REPORT

None.

NEW BUSINESS

None.

OLD BUSINESS

None

ADJOURNMENT

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

Respectfully Submitted,
Carol Sigman
Land Development & Review Clerk

STAFF REPORT MEETING OF:	RE:	OLOL Medical Center
	Plan:	SP-8-14-17
	Municipality:	City of Camden
	Applicant:	Our Lady of Lourdes
	Abuts County Route:	Haddon Ave. (Cr.561)

Applicant is seeking approval for the construction of a parking lot with 226 parking spaces and additional site improvements such as sidewalks, fencing, lighting, signage and stormwater management facilities.



Ormond Ave

Budd Ave

Kenwood Ave

Princess Ave

Haddon Ave

Crestmont Ave

Vesper Blvd

1301
1

Project Name

Our Lady of Lourdes Medical Center

Block

1301

Lot

1

Town

Camden City



0 50 100 200 Feet

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

**COUNTY PLAN:
SP-8-14-17**

Our Lady of Lourdes Medical Center

PROJECT NAME

City of Camden

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: 358

2nd Review

PRELIMINARY PLAN

BLOCK: 1301

REVISE AS NOTED

OTHER

LOT (s): 1

NAME: Our Lady of Lourdes Medical Campus

ADDRESS: 1600 Haddon Ave.

CITY: Camden **STATE:** NJ **ZIP:** 08103

SITE ABUTS COUNTY HIGHWAY:

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

GENERAL

Applicant is seeking approval for the construction of a parking lot with 226 parking spaces and additional site improvements such as sidewalks, fencing, lighting, signage and stormwater management facilities.

The following documents have been reviewed:

1. Site plan entitled "Our Lady of Lourdes Medical Campus", prepared Taylor Wiseman and Taylor Engineering; dated August 2, 2017 REVISED February 12, 2018.
2. Stormwater Management Report for Our Lady of Lourdes Medical Center", prepared Taylor Wiseman and Taylor Engineering; dated July 18, 2017.
3. Traffic Impact Analysis for Our Lady of Lourdes Medical Center", prepared Traffic Planning and Design, dated August 3, 2017
4. Land Title Survey for "Our Lady of Lourdes Medical Center", prepared by R and V, dated October 2014.

RIGHT OF WAY

1. The Camden County Master Plan indicates that County Rd. (CR 561) has a proposed right-of-way of 66 feet, with an existing right-of-way of 66 feet. The applicant is not required to provide additional right-of-way through a roadway easement to widen County Road from the centerline along the applicant's frontage.
2. In accordance with Section 3.1.2, sight triangle easements should be provided at the proposed driveway on Haddon Avenue (CR 561).
 - a. It appears that the stop bar and line of sight will conflict with the existing decorative pillars and wrought iron fencing along the property line.
 - i. The plans should be revised to include an enlarged plan for the driveway entrance showing pillar and fence locations and modifications.
 - ii. Details for fencing and pillars should be included in the Site Plan Set.
 - b. The plans should be revised to include the metes and bounds for the sight triangle easement lines at the proposed driveway.
 - c. The Landscape Plan, Sheet 10, should be revised to label the sight triangle easement at the driveway.

TRAFFIC

1. The applicant's traffic engineer should be prepared to provide testimony regarding the Transportation Assessment report dated August 3, 2017 including the following:
 - a. The modification of the hospital driveway on the west side of the existing campus to truck vehicle entrance only.
 - b. The modifications to on street parking in the vicinity of the proposed driveway,
 - c. The DO NOT BLOCK THE BOX line striping at the proposed access driveway.

SITE PLAN

1. The applicant is proposing a driveway with full movement in and out onto Haddon Avenue (CR 561) at the northern side of the property.
 - a. The centerline of the proposed driveway has been revised to be one hundred and twenty-five feet (125') south of the centerline of the signalized intersection with Euclid Avenue.
 - b. The revised northern driveway will be signed as a truck entrance only. The applicant should be prepared to present how the truck only entrance will be monitored and enforced.
 - c. The plans should be revised to include signage directing traffic traveling south from Camden City not to turn left into the truck only entrance where vehicular stacking would conflict with the signalized intersection at Euclid Avenue, and enter at the southern driveway.
 - d. Right and left turning movements will be permitted out of the northern driveway. The applicant is proposing a DO NOT BLOCK THE BOX line striping in front of the northern driveway to permit safe left turn movements out of the proposed driveway.
 - e. The County Roadway & Striping Plan includes an enlarged Plan showing parking spaces to be removed and the sight triangle easements for vehicles exiting the parking lot.
 - f. The Site Plan, Sheet 3, and the County Roadway & Striping Plan, Sheet 13, should be revised to show removal of five (5) additional parking spaces located in the sight triangle.
 - g. The Site Plan, Sheet 3, and the County Roadway & Striping Plan, Sheet 13, should be revised to show removal of five (5) additional parking meters for spaces in the sight triangle.
 - h. The Site Plan, Sheet 3, and the County Roadway & Striping Plan, Sheet 13, should be revised to show additional right turn only pavement markings within the outside drive lane north and south of the proposed driveway.
 - i. The Site Plan, Sheet 3, and the County Roadway & Striping Plan, Sheet 13, should be revised to show traffic signage per MUTCD for the travel lane configuration.
 - j. Details for decorative brick sidewalk to repair parking meter removal locations have been included on Sheet 14.
2. The following items have been reviewed for the proposing driveway onto Haddon Avenue
 - a. The proposed driveway is located sixty feet (60') from the property line and conforms to Section 3.3.1.9 where no portion of a driveway shall be located within ten (10) feet of a side property line.
 - b. The angle of the center line of the proposed driveway is ninety degrees (90°) to Haddon Avenue in conformance with Section 3.3.1.10.A.
 - c. The County Improvement Plan shows that the proposed driveway has a two percent (2%) grade meeting the requirements of Section 3.3.1.10.B. where the grade of a driveway onto a County road shall not be greater than three percent (3%).
 - d. The proposed twenty-four foot (24') wide driveway width is in conformance with

3.3.1.10.C where the minimum width of a driveway for non –residential use is twenty-five feet (25’).

- e. The Demolition Plan, Sheet 2, should be revised to show the removal of concrete curb, brick sidewalk, decorative fencing, etc. for the proposed driveway.
 - f. Depressed curb is shown on Sheet 4, Grading Plan across the proposed access driveway entrance and conforms with Section 3.3.1.10.E. The seventy-four feet (74’) of depressed curb is shown on the County Improvement Plan, Sheet 13.
 - g. The Site Plan, Sheet 3, and County Improvement Plan, Sheet 13 provide a concrete driveway apron for a distance of twenty-five feet (25’) from the edge of the roadway pavement in accordance with Section 3.3.1.10.E.
 - h. A stop bar and stop sign has been provided in accordance with Section 3.3.1.10.G.
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 during construction under the direction of the municipal engineer or his/her representative.”
 4. The County Improvement Plan, Sheet 13, show that the driveway apron and brick sidewalk conform to ADA requirements in accordance with Section 3.3.1.10.F.
 5. The County Improvement Plan, Sheet 13 should be revised to show that the area for mill and overlay with saw and seal over all concrete joints for a total length of 100 feet because Haddon Avenue is under moratorium.

UTILITES

1. There are no sanitary, water, or gas utility improvements within the County right-of-way for the proposed parking lot improvements.

STORMWATER MANAGEMENT NJAC 7:8

1. The applicant is proposing a stormwater management basin that combines and underground and above ground detention with a force main that connects the to a separate storm sewer system (MS4) recently constructed on the eastern side of Haddon Avenue. The applicant’s engineer should provide the following:
 - a. The plans should be revised to include a cross section of the stormwater basin below grade and above grade elevations, the elevations of the inflow headwall #13, elevations for the outlet structure, elevation for the 140’ spillway wall and pump station.
 - b. Profiles of the drainage system and force main system should be provided.
 - c. The stormwater basin calculation model shows an outlet box with a single orifice area of 7.33 square feet at elevation 26. The emergency spillway calculations determine the emergency spillway of 40 feet at elevation 28.5. However, the Grading Plan, Sheet 4 and Drainage Plan, Sheet 5 show an outlet structure with a 15” RCP outflow pipe at elevation 15.12, the outflow structure top grate elevation of 20.00, a straight wall headwall 15” RCP overflow pipe with an invert elevation of 26.00 and a 140 foot long spillway wall at elevation 28.8. The stormwater calculations should be revised to correspond to the site plans and details.
 - d. The stormwater report should provide a summary chart documenting that the pre-and

post peak rates of runoff for the site comply with the NJAC 7:8 requirements.

- e. The applicant must demonstrate that the drainage flows pumped by the force main system can be handled by the County stormwater system in Haddon Avenue (CR 561) without surcharging and flooding the roadway in front of the hospital. The separate storm sewer system between Euclid Avenue to the connection into combined sewer systems within the Old White Horse Pike should be modeled with the proposed force main flow rates.

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

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

DETAILS

1. All construction or reconstruction within the County right-of-way is to be at County standards.
2. The following County standard details are required for improvements in the County right-of-way:
 - a. Detail 1, County Curb
 - b. Detail 3, Depressed curb,
 - c. Brick sidewalk details per R&V previously constructed project,
 - d. Detail 6, Concrete Driveway Apron.
 - e. Concrete and asphalt composite roadway restoration detail
 - f. Concrete base repair detail
 - g. Detail 16 on Sheet 14 should be removed
 - h. Basin cross-section detail
 - i. Any other details as required for construction

ADMINISTRATIVE

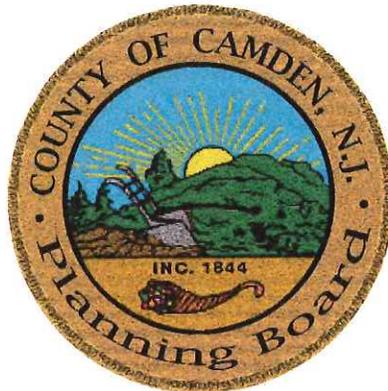
1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
2. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
3. All road openings will require a Road Opening Permit from the Camden County Highway Department.

4. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.

The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.

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

2/21/18
DATE



Cc: Applicant: Kevin Brennan – kbrennan@grantfacility.com
Applicant Attorney: Rhonda Feld 856 773 5303
Applicant Engineer: Edward Brady, 856-722-9250
Municipal Planning Board Secretary: 856-968-4705
Municipal Review Engineer: Joseph M. Petrongolo – 856-795-1882

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: Our Lady of Lourdes Medical Campus

Project Address (if applicable) & Municipality: 1600 Haddon Avenue City of Camden

Abuts County Road: Haddon Avenue County Route No.: 561

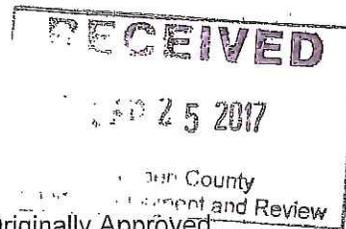
Type of Submission (please check one):

- 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): 358

Existing Zoning: MS (Medical & Support)

Block(s): 1301

Variance(s) Required: _____

Lot(s): 1

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

SP 8-14-17

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Kevin Brennan Phone: 609-820-3123 Fax: _____

Address: 1600 Haddon Avenue Town & State: City of Camden, NJ

Email: kbrennan@grantfacility.com Zip.: 08103

Attorney: Rhonda Feld, Esq. Phone: 856-661-2095 Fax: 856-773-5303

Address: 308 Harper Dr. Suite 200 Town & State: Moorestown, NJ

Email: rfeld@shermansilverstein.com Zip.: 08057

Engineer: Edward Brady, PE Phone: 856-235-7200 Fax: 856-722-9250

Address: 124 Gaither Dr. Suite 150 Town & State: Mt. Laurel, NJ

Email: brady@taylorwiseman.com Zip.: 08054

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: Parking Lot

Project Description & Statistics:

Short Description of Project: Additional parking stalls and Stormwater Management facility for the existing Our Lady of Lourdes Medical Center

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: Increased +/- 1.64 Acres

Total Amount of Land Disturbed: 6.13 Acres

Total Gross SF of all Buildings/ Development: NA

Total New Residential Units: NA

Total New Jobs Created: NA

SP-8-14-17

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 Use:

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: Kevin Brennan ^{Robert Ruggiero}

Signature of Applicant: _____ Date: 8/16/17

Agent Completing Application: _____

Signature of Agent: _____ Date: _____

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-8-14-17

~~Stamp Date Received Below~~

RECEIVED

SEP 25 2017

Camden County
Land Development and Review

OUR LADY OF LOURDES HEALTH CARE SERVICES, INC.
 OUR LADY OF LOURDES MEDICAL CENTER
 LOURDES MEDICAL CENTER OF BURLINGTON COUNTY
 BOARD MEMBERS
 2017

<p>Emmanuel F. Ashong, M.D. Our Lady of Lourdes Medical Center 1600 Haddon Avenue Camden, NJ 08103 856-968-6534 (Work)</p>	<p>Reginald J. Blaber, MD, FACC President & CEO Lourdes Health System 1600 Haddon Avenue Camden, NJ 08103 856-757-3612 (Work)</p>
<p>Patrick Brennan Brennan Title Abstract, LLC 457 Haddonfield Road, Suite 305 Cherry Hill, NJ 08002 856-240-1953 (Work)</p>	<p>Michael Camardo, Chairman 55 South Hinchman Avenue Haddonfield, NJ 08033 856-428-4035 (Work)</p>
<p>Joan Carter President UM Holdings 56 North Haddon Avenue Haddonfield, New Jersey 08033 856-354-2200 (Work)</p>	<p>Sr. Avril Chin Fatt, OSF St Clare Convent 2924 W Curtis Street Tampa, FL 33614 716-969-5278 (Mobile)</p>
<p>Cynthia Clemence Senior Vice President of Finance Operations Trinity Health 20555 Victor Parkway Livonia, MI 48152 734-343-2586 (Work)</p>	<p>Sister Patricia Codey, SC, Esq. President Catholic HealthCare Partnership of NJ 760 Alexander Road (PO Box 1) Princeton, New Jersey 08543-0001 609-936-2213 (Work)</p>
<p>Michael Collins 10 Falling Star Court Fletcher, NC 28732 856-906-7709 (Mobile)</p>	<p>Denise Devine CEO and President Nutripharm, Inc. 59 Shady Hill Road Media, PA 19063 484-431-0674 (Cell)</p>
<p>John Donnelly Former Chief Executive Officer and Consultant L F Driscoll 401 City Avenue, Suite 500 Bala Cynwyd, PA 19004 610-617-4603 (Work)</p>	<p>Kathleen Greatrex, M.D. Our Lady of Lourdes Medical Center 1600 Haddon Avenue Camden, NJ 08103 (856) 757-3515 (Work)</p>
<p>George Lynn 600 Washington Avenue Haddonfield, NJ 08033 609-289-7605 (Mobile)</p>	<p>William H. Morgan 46 Brookwood Road Mt. Laurel, NJ 08054 646-227-2124 (Work)</p>

RECEIVED
 SEP 25 2017
 Camden County
 Planning and Development and Review

SP-8-14-17

OUR LADY OF LOURDES HEALTH CARE SERVICES, INC.
OUR LADY OF LOURDES MEDICAL CENTER
LOURDES MEDICAL CENTER OF BURLINGTON COUNTY
BOARD MEMBERS
2017

Toni Pergolin Chief Executive Officer Bancroft 1255 Caldwell Road Cherry Hill, NJ 08034 856-348-1192 (Work)	Sister Patricia A. Shirley, O.S.F. 1950 59th Avenue North, Apt. 210 St. Petersburg, FL 33714 716-790-2144 (Mobile)
Angela Snyder CEO & Chairwoman Fulton Bank of NJ 533 Fellowship Road, Suite 250 Mt. Laurel, NJ 08054 856-787-6301 (Work)	Joseph Youngblood, II, J.D., Ph.D. Vice-Provost/Dean John S. Watson Institute for Public Policy Thomas Edison State College 101 West State Street Trenton, N.J. 08609 609-777-4351 – Ext. 4285 (Work)

Invited Guests - Foundation

Steven G. Selfridge Day & Zimmerman 1500 Spring Garden St. Philadelphia, PA 19130 215-299-1568
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SP-8-14-17

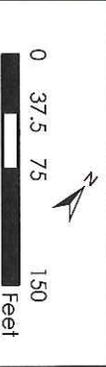
STAFF REPORT MEETING OF:	RE:	210 White Horse Pike
	Plan:	SP-3-1-18
	Municipality:	Barrington
	Applicant:	210 White Horse Pike, LLC
	Abuts County Route:	E.Atlantic Ave. Cr.727

Applicant is seeking approval to construct a 2400 sf commercial building and associated site improvements. The site contains two existing one (1) story stucco buildings (totaling 11,177 sf) which are to remain. The project site is located on the westerly side of Rt. 30, White Horse Pike, between Bell Ave and Copley Rd.



Project Name
210 White Horse Pike

Block	Lot	Town
57	4.02	Barrington



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

**COUNTY PLAN:
SP-3-1-18**

210 White Horse Pike

PROJECT NAME

Barrington

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: 10

PRELIMINARY PLAN

BLOCK: 57

OTHER

LOT (s): 4.02

NAME: 210 White Horse Pike, LLC

ADDRESS: P.O. Box 918

CITY: Devon **STATE:** PA **ZIP:**

SITE ABUTS COUNTY HIGHWAY: East Atlantic Avenue CR 727

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

GENERAL

Applicant is seeking approval to construct a 2400 sf commercial building and associated site improvements. The site contains two existing one (1) story stucco buildings (totaling 11,177 sf) which are to remain. The project site is located on the westerly side of Rt. 30, White Horse Pike, between Bell Ave and Copley Rd.

The following documents have been reviewed:

1. Site plan entitled 210 White Horse Pike, LLC, prepared by Wilkinsons and Associates, Inc; dated 6/28/2017 consisting of 9 Sheets.
2. Stormwater Management Report for 210 White Horse Pike, LLC, prepared by Wilkinsons and Associates, Inc; dated 7/12/17.
3. Land Title Survey – Sheet 3 Existing Features and Removal Plan signed and sealed by Timothy B. Johnson, PLS.

RIGHT OF WAY

1. All plan sheets should be revised to indicate "Atlantic Avenue" as "East Atlantic Avenue – CR 727".
2. The Camden County Master Plan indicates that East Atlantic Ave. (CR 727) has a proposed right-of-way of 66 feet, with an existing right-of-way that is variable. In accordance with Section 3.1.1, the applicant is required to provide a roadway easement to Camden County from the centerline along the applicant's frontage to meet the Master Plan right-of-way. The following is noted:
 - a. The Site Plan should be revised to include the existing right-of-way on East Atlantic Avenue (CR 727) in order to make an accurate determination regarding a roadway easement.
 - b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
 - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.

SITE PLAN

1. The applicant is not proposing any improvements in the County right-of-way. However, the drainage improvements will impact the flows to the County storm system within the County right-of-way.

UTILITIES

1. The sanitary sewer, potable water, and gas utility connections will not impact the County right-of-way of East Atlantic Avenue CR 727.

STORMWATER MANAGEMENT NJAC 7:8

1. The applicant is proposing to discharge adjacent to a delineated wetlands and open stream.
 - a. The applicant should provide NJDEP approval or Letter of Interpretation (LOI) accepting the wetlands delineation shown on the plans.
 - b. The plans should delineate the wetlands buffer required for the proposed improvements.
 - c. The plans should be revised to include a specific detail for the Custom Type D-W Endwall.
 - d. The applicant should provide Camden County Soil Erosion permit for the proposed stormwater design. Our office is concerned that the proposed design will create scour along the stream bed and clog the County storm pipe system under East Atlantic Avenue CR 727 which may detrimentally impact upstream or downstream properties.
2. The applicant has submitted a Drainage & Stormwater Management Report dated April 6, 2017 and revised to July 12, 2017. In order to conform to County standards Section 3.5 meeting NJAC 7:8, the following revisions are required:
 - a. The Stormwater Management Report must be revised to include pre and post

development drainage shed maps.

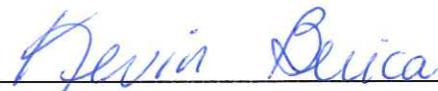
- b. The Stormwater Management Report must be revised to evaluate the impervious and pervious runoff separately. Weighted average CN numbers are no longer acceptable.
 - c. The Stormwater Management Report must be revised to include a summary of pre-development rates of runoff and post development peak rates of runoff for the 2, 10, and 100 year storm events for the entire site. Page 11 appears to document the pre and post conditions for the Basin Area only. All summaries should be located at the end of the Stormwater Report.
3. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.

ADMINISTRATIVE

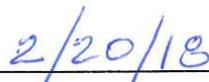
1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.

OUTSIDE AGENCY APPROVALS

1. Applicant is responsible for obtaining all NJDEP and CCSC permits and approvals necessary for the proposed work.



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



DATE



Cc: Applicant: 609-799-7000
Applicant Attorney: Dorothy Bolinski, Esq. – 609-799-7000
Applicant Engineer: Michael A. Sodl – 610 -415-1224
Municipal Planning Board Secretary: 856-547-1392
Municipal Review Engineer: Steven Bach 856-546-8612

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

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

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: 210 White Horse Pike

Project Address (if applicable) & Municipality: 210 White Horse Pike, Barrington, NJ

Abuts County Road: East Atlantic Ave County Route No.: 727

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: Phase II Redevelopment Area

Block(s): 57

Variance(s) Required: _____

Lot(s): 4.02

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.

RECEIVED

Camden County
Land Development and Review

SP-3-1-18

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: 210 White Horse Pike, LLC Phone: 609-716-6518 Fax: 609-799-7000

Address: P.O. Box 918 Town & State: Devon, Pennsylvania

Email: PJ Salamone@gmail.com Zip.: _____

Drinker Biddle & Reath, LLP

Attorney: Dorothy E. Bolinsky, Esq. Phone: 609-716-6518 Fax: 609-799-7000

Address: 105 College Road East, P.O. Box 627 Town & State: Princeton, NJ

Email: dorothy.bolinsky@dbr.com Zip.: 08542

Wilkinson & Associates, Inc.

Engineer: Michael A. Sodi, P.E. Phone: 610-415-1220 Fax: 610-415-1224

Address: 1220 Valley Forge Rd., Unit 25, P.O. Box 987 Town & State: Valley Forge, PA

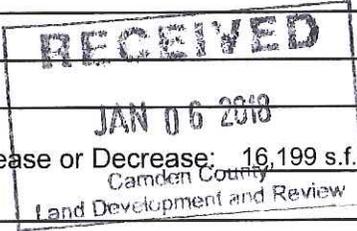
Email: MSodi@WilkinsonAssoc.com Zip.: 19482

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

Project Description & Statistics:

Short Description of Project: Construction of approximately 2,400 square foot commercial/retail/service/office building and related site and infrastructure improvements, including parking and utilities serving the building.



Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: 16,199 s.f.

Total Amount of Land Disturbed: 0.96 Acres

Total Gross SF of all Buildings/ Development: 13,577

Total New Residential Units: N/A

Total New Jobs Created: _____

SP-3-1-18

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 Use:

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: See Attached.

Signature of Applicant: _____ Date: _____

Agent Completing Application: _____

Signature of Agent: _____ Date: _____

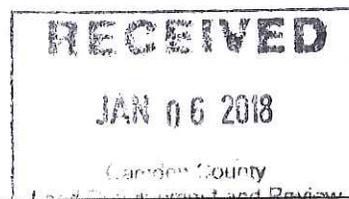
For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

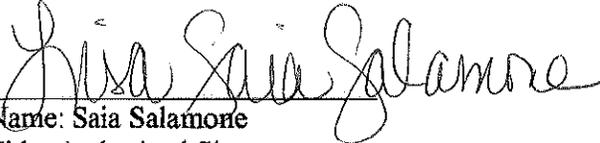
County Plan Number: SP-3-1-18

Stamp Date Received Below



OWNER:

210 WHITE HORSE PIKE, LLC

By: 
Name: Saia Salamone
Title: Authorized Signatory

[Signature Page to Camden County Planning Board Application Affidavit of Ownership]

STAFF REPORT MEETING OF:	RE:	First Watch Café
	Plan:	SP-12-1-18
	Municipality:	Cherry Hill
	Applicant:	Jay Several
	Abuts County Route:	Haddonfield Rd. Cr. 644

Applicant is seeking approval for the construction of a 3,512 sf 155 seat restaurant with associated site improvements including new sidewalk, landscaping, lighting, water and sanitary sewer.



Haddonfield Rd

148.01
13

Sherwood Ave

Mercer St

Project Name

First Watch Cafe

Block

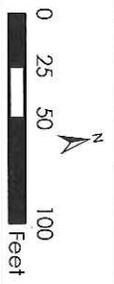
148.01

Lot

13

Town

Cherry Hill





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

**COUNTY PLAN:
SP-12-1-18**

First Watch Café
PROJECT NAME

Cherry Hill
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

SITE PLAN
 PRELIMINARY PLAN
 OTHER

PLATE: 149
BLOCK: 148.01
LOT (s): 13

REVISE AS NOTED

NAME: Jay Several

ADDRESS: 808 Haddonfield Rd.

CITY: Cherry Hill **STATE:** NJ **ZIP:** 08002

SITE ABUTS COUNTY HIGHWAY:

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

GENERAL

Applicant is seeking approval for the construction of a 3,512 sf 155 seat restaurant with associated site improvements including new sidewalk, landscaping, lighting, water and sanitary sewer.

The following documents have been reviewed:

1. Site plan entitled First Watch prepared by The Pettit Group ; dated 11/15/2017
2. Stormwater Management Report for First Watch Café, prepared by The Pettit Group; dated 11/2017
3. Traffic Impact Analysis for Block 148.01 Lot 13, prepared by Shropshire Associates LLC, dated 11/13/2017.
4. Land Title Survey for Lot 13, Block 148.01, prepared by Monarch, dated 10/23/2017.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Haddonfield Rd. (CR 644) has a proposed right-of-way of 74 feet, with an existing right-of-way of 74 feet. Additional right-of-way through a roadway easement to widen Haddonfield Road from the centerline along the applicant's frontage is not required.
2. In accordance with Section 3.1.2, sight triangle easements should be provided at the proposed driveway on Haddonfield Road (CR 644).
 - a. The Site Plan, Sheet 3 and the Landscape Plan, Sheet 5, include the sight triangle lines.
 - b. The plans should be revised to include the metes and bounds for the sight triangle lines at the proposed driveways.

TRAFFIC

1. The applicant's traffic engineer should be prepared to discuss the County traffic engineer's review dated February 19, 2018.

SITE PLAN

1. The applicant is proposing to replace the two full movement driveways with one full movement driveway and one out only driveway onto Haddonfield Road (CR 644). The two (2) proposed driveways are separated by ninety-five feet (95').
 - a. Camden County recommends that the applicant modify the southern driveway to one way in only to eliminate conflicting turning movements in the center lane of Haddonfield Road (CR 644).
 - b. The one-way driveway should be reduced to eighteen (18) feet in width to visually enforce that the driveway is one-way.
 - c. Pavement markings should be provided in the parking lot to assist drivers with the circulation pattern.
2. The plans include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative."

3. The following items have been reviewed for the proposing two-way northern driveway onto Haddonfield Road (CR 644):

- a. The proposed driveway is located nine feet (9') from the property line and conforms to Section 3.3.1.9 where no portion of a driveway shall be located within ten (10) feet of a side property line.
- b. The angle of the center line of the proposed driveway is ninety degrees (90°) to Haddonfield Road in conformance with Section 3.3.1.10.A.
- c. The grade of the proposed driveway is three percent (3%) and meets the requirements of Section 3.3.1.10.B. where the grade of a driveway onto a County road shall be three percent (3%).
- d. The proposed curb radius of fifteen feet (15') is in conformance with Section 3.3.1.10.D.
- e. Depressed curb and concrete driveway apron is provided in conformance with Section 3.3.1.10.E.
- f. An accessible route is provided at the driveway in accordance with Section 3.3.1.10.F.
- g. A stop bar and stop sign has been provided in accordance with Section 3.3.1.10.G. The Site Plan should be revised to combine the Do Not Enter sign and Stop sign on the same pole.

4. The following items have been reviewed for the proposing one-way southern driveway onto Haddonfield Road (CR 644):

- a. The proposed driveway is located seven feet (7') from the property line and conforms to Section 3.3.1.9 where no portion of a driveway shall be located within ten (10) feet of a side property line.
- b. The angle of the center line of the proposed driveway is ninety degrees (90°) to Haddonfield Road in conformance with Section 3.3.1.10.A.
- c. The grade of the proposed driveway is four-point five percent (4.5%) and meets the requirements of Section 3.3.1.10.B. where the grade of a driveway onto a County road shall be three percent (3%) but no greater than seven percent (7%).
- d. The proposed twenty-four foot (24') wide driveway width is in conformance with 3.3.1.10.C where the minimum width of a driveway for non –residential use is twenty-four feet (24').
- e. The proposed curb radius of fifteen feet (15') is in conformance with Section 3.3.1.10.D.
- f. Depressed curb and concrete driveway apron is provided in conformance with Section 3.3.1.10.E.
- g. An accessible route is provided at the driveway in accordance with Section 3.3.1.10.F.
- h. A stop bar and stop sign has been provided in accordance with Section 3.3.1.10.G.

STORMWATER MANAGEMENT NJAC 7:8

1. The proposed improvements will reduce the impervious coverage by 6,130 square feet. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are not required.
2. The site drains toward the County stormwater system located in Haddonfield Road (CR 644). The proposed improvements will decrease the drainage flows to the County system
3. The Plans should be revised to relocate the two storm inlets upstream of the applicants proposed driveway.
 - a. The existing storm inlets within the proposed driveway should be removed and 18" reinforced concrete pipe (rcp) should be installed.
 - b. One Type B double inlet with Type N eco grates should be provided in accordance with Section 3.5.2.1

UTILITIES

1. The sanitary sewer and water connection will be made outside of the County roadway.
2. The gas utility connection should be shown on the Utility Plan, Sheet 4.
3. The electric utilities and poles will not be impacted by the proposed improvements.

DETAILS

1. All construction or reconstruction within the County right-of-way is to be at County standards.
2. A detail should be provide for County roadway trench restoration for work adjacent to the curb or utility trenches. If Haddonfield Road is a concrete road, the trench restoration detail must show 9" thick concrete replacement with dowels. If Haddonfield road is an asphalt road the pavement restoration should be 6" of dense grades aggregate, 8" of temporary base pavement, then 2" mill and top pave after 3-4 months of trench settlement.
3. The following County standard details are required for the proposed improvements in the County right-of-way:
 - a. Standard 8"X9"X18" Concrete Vertical Curb
 - b. Standard Depressed Concrete Curb
 - c. Standard Concrete Sidewalk
 - d. Standard Concrete Driveway and Concrete Apron
 - e. Detail 18A, Roadway Widening Roadway Restoration for curb
 - f. RCP Strom Sewer Trench Restoration in HMA Pavement

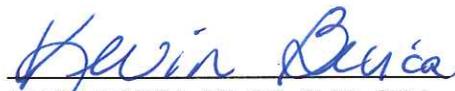
ADMINISTRATIVE

1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
2. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.

3. All road openings will require a Road Opening Permit from the Camden County Highway Department.
4. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.

The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.

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


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

2/21/18
DATE



Cc: Applicant: N/A
Applicant Attorney: N/A
Applicant Engineer: The Pettit Group – 856-464-9606
Municipal Planning Board Secretary: 856-661-4746
Municipal Review Engineer: Stacy Arcari – 856-273-9239



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

1000 Waterview Drive, Suite 201
Hamilton, NJ 08691
T: 609.587.8200
F: 609.587.8260
www.maserconsulting.com

MEMORANDUM

To: Kevin Becica, P.E., Camden County Engineer

From: Maurice Rached, P.E., PTOE, Maser Consulting

Date: February 19, 2018

Re: Traffic Review
First Watch Restaurant
1012 Haddonfield Road (CR 644)
Block 148.1, Lot 13, Plate 179
Cherry Hill Township, Camden County, New Jersey
Application SP-12-1-18
MC Project No. 17005805G

As requested, Maser Consulting conducted a review of the traffic study and land development plans, submitted in conjunction with the development of a proposed First Watch Restaurant located at 1012 Haddonfield Road (CR 644), in the Township of Cherry Hill, Camden County, New Jersey.

The following documents were reviewed:

- *Traffic Engineering Assessment*, prepared by Shropshire Associates, LLC, dated November 13, 2017.
- *Supplemental Traffic Analysis and Response Letter*, prepared by Shropshire Associates, LLC, dated January 26, 2018.
- *Preliminary and Final Major Site Plan* prepared by The Petit Group, dated November 15, 2017.
- Revised Sheet 3 of 9 of the *Preliminary and Final Major Site Plan* prepared by The Petit Group, dated November 15, 2017, and revised January 9, 2018.

As a result of this review, the following comments are provided.



Comments relative to the *Traffic Engineering Assessment*, prepared by Shropshire Associates, LLC, dated June 9, 2017 and the *Supplemental Traffic Analysis and Response Letter*, prepared by Shropshire Associates, LLC, dated January 26, 2018:

1. The High Turn-Over Restaurant land use is the closest designation to the proposed use in the ITE Trip Generation.
2. Generally, this restaurant is not expected to generate significant traffic volumes, and its impact on the surrounding street system would be considered negligible.

Comments relative to the *Preliminary and Final Major Site Plan* prepared by The Petit Group, dated November 15, 2017:

Site Plan, Sheet 3 of 9:

3. This plan sheet was revised and renumbered 3 of 10.
4. Give the close proximity of the driveways, and the high frequency of curb cuts in the vicinity of the project along Haddonfield Road, it is recommended that the site should have a one-way circulation pattern. The southerly driveway will be ingress only, while the northerly driveway will be egress only. This configuration will reduce traffic conflicts on Haddonfield Road, improve heavy vehicle operations, and result in a simpler and safer on-site circulation.
5. The accessible ramps to the sidewalk on Haddonfield Road need to be better shown and noted.
6. The sight triangles encroach on portions of the property; therefore, an easement should be provided to the County.

Landscaping and Lighting Plan, Sheet 5 of 9:

7. Flowering Cherry trees are proposed within a portion of the sight triangles. They should be removed or replaced with vegetation that does not obstruct visibility.

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: First Watch

Project Address (if applicable) & Municipality: 1012 Haddonfield Road, Cherry Hill Township, 08002

Abuts County Road: Haddonfield Road County Route No.: 644

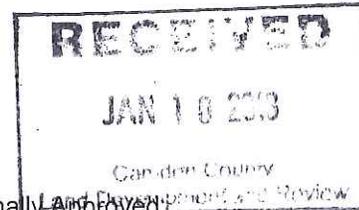
Type of Submission (please check one):

- 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): 179 149

Block(s): 148.01

Lot(s): 13

Existing Zoning: B-2 Highway Business

Variance(s) Required: Max. Impervious Coverage

Max. Pylon Sign Area

Max. Number of Facade 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.

SP 12-1-18

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Jay Several Phone: 610-574-2540 Fax: _____

Address: 808 Haddonfield Road - Box 7 Town & State: Cherry Hill, NJ

Email: JaySeveral@aol.com Zip.: 08002

Attorney: _____ Phone: _____ Fax: _____

Address: _____ Town & State: _____

Email: _____ Zip.: _____

Engineer: The Pettit Group, LLC Phone: 856-464-9600 Fax: 856-464-9606

Address: 497 Center Street Town & State: Sewell, NJ

Email: BCleary@PettitGroup.com Zip.: 08080

Proposed Use (please check all that apply):

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: Demolition of an existing office building and associated improvements and the construction of a 3,433 SF First Watch Cafe with associated site improvements. Site improvements include new curbing, pavement, sidewalks, landscaping, lighting, water and sanitary sewer services.

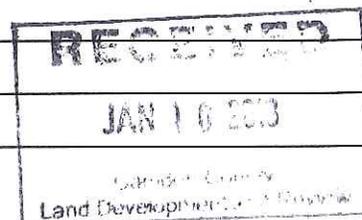
Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: -6,130 SF

Total Amount of Land Disturbed: 37,546 SF

Total Gross SF of all Buildings/ Development: 3,433 SF / 36,494 SF

Total New Residential Units: 0

Total New Jobs Created: 20



SP-12-1-18

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

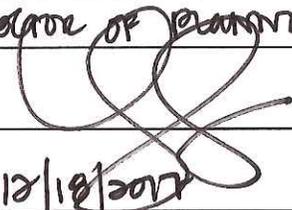
How Many New Lots? N/A

Size of Existing Lot(s): 0.838 ACRES

Portion to be Subdivided: None

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

Title of Municipal Official: DIRECTOR OF PLANNING

Authorized Municipal Signature: 

Date: 12/18/2017

Transmittal Date (if applicable): 12/18/2017

Phone Number: 856-641-4737

Signatures Required:

Name of Applicant: JAY SEVERAL

Signature of Applicant: 

Date: 12-18-17

Agent Completing Application: _____

Signature of Agent: _____

Date: _____

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-12-1-18

Stamp Date Received Below

RECEIVED

JAN 10 2018

Camden County
Land Development and Review

CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: SEVERAL PROPERTIES GROUP, LLC

Is the Company a Corporation? YES NO

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

Is the Company a Partnership? YES / NO

Is Company an Individual Owner? YES NO

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

Name Address Title

SEVERAL PROPERTIES 818 Haddon Field Rd Member
JAY R. SEVERAL BOX 7, Cherry Hill NJ
08002

600 N. 4th Street Assoc, LP 102 NE 2nd St #305
PAUL ROSENBERG BOCA RATON, FL
33432

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

X 
Signature of Owner & Title

RECEIVED
JAN 10 2013
Camden County
Land Development and Review
12-18-17
Date

X _____
Signature of Owner & Title

Date

STAFF REPORT MEETING OF:	RE:	Rizzieri Salon and Spa
	Plan:	SP-34-1-18
	Municipality:	Voorhees
	Applicant:	Rizzieri Mgmt. Inc.
	Abuts County Route:	Evesham Rd. Cr. 544 and Somerdale Rd. Cr.678

The applicant is seeking approval for the construction of a 3,668-sf beauty salon and barber shop. An associated parking lot containing 45 stalls. Access to the site will be from Middlesex Ave. (local street)

The site is a triangle and bound by two County Roads; Evesham Rd. (Cr. 544) and Somerdale Rd. (Cr. 678) The applicant is not proposing direct access from either of the County routes, but has asked for a 12'-foot-wide access easement on Somerdale Rd. (Cr. 678) to install a right turn only slip ramp accessing Middlesex Ave.



115

Project Name
Rizzieri Salon and Spa

Block	Lot	Town
115	1	Voorhees





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

**COUNTY PLAN:
SP-34-1-18**

Rizzieri Salon and Spa

PROJECT NAME

Voorhees

MUNICIPALITY

TYPE OF PLAN

SITE PLAN

PRELIMINARY PLAN

OTHER

TAX MAP DATA

PLATE: 9

BLOCK: 115

LOT (s): 1-3

REVIEW STATUS

REVISE AS NOTED

NAME: Rizzieri Mgmt., LLC

ADDRESS: 307 Fellowship Rd. Suite 103

CITY: Mount Laurel **STATE:** NJ **ZIP:** 08054

SITE ABUTS COUNTY HIGHWAY: Evesham Rd. (544) and Somerdale Rd. (678)

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

GENERAL

The applicant is seeking approval for the construction of a 3,668-sf beauty salon and barber shop. An associated parking lot containing 45 stalls. Access to the site will be from Middlesex Ave. (municipal street)

The site is a triangle and bound by two County Roads; Evesham Rd. (CR 544) and Somerdale Rd. (CR 678) The applicant is not proposing direct access from either of the County routes, but has asked for a 12'-foot-wide access easement on Somerdale Rd. (Cr. 678) to install a right turn only slip ramp accessing Middlesex Ave.

The following documents have been reviewed:

1. Preliminary & Final Site Plan entitled Rizzieri Salon and Spa prepared by Bach Associates; dated August 31, 17.
2. Drainage Calculations for Rizzieri Salon and Spa prepared by Bach Associates; dated August 31, 2017.

3. Stormwater System Maintenance Plan for Rizzieri Salon and Spa prepared by Bach Associates; dated August 31, 2017.
4. Traffic Engineering Assessment for Rizzieri-Voorhees, prepared by Shropshire Associates dated August 30, 2017.
5. Floor Plan & Exterior Elevations, Rizzieri Salon & Spa, prepared by R2Architects, dated August 9, 2017, revised to August 28, 2017.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Evesham Rd. (CR 544) has a proposed right-of-way of 66 feet, with an existing right-of-way of 66 feet. In accordance with Section 3.1.1, a roadway easement dedicated to Camden County is not required.
2. The Camden County Master Plan indicates that Somerdale Rd (CR 678) has a proposed right-of-way of 66 feet, with an existing right-of-way of 49.5 feet or 24.75 feet from the centerline along the property frontage. In accordance with Section 3.1.1, the applicant is required to provide a roadway easement to Camden County from the centerline along the applicant's frontage to meet the Master Plan right-of-way. The following is noted:
 - a. The site plan should be revised to include the distances and bearings of the 8.25 foot wide roadway easement on Somerdale Road dedicated to Camden County.
 - b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
 - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.
3. In accordance with Section 3.1.2, sight triangle easements shall be required at all existing and proposed road or street intersections with a county road as determined to be necessary by the County Engineer. Sight triangles should be shown at the intersection of Middlesex Avenue and Somerdale Road (CR 678).
 - a. Sight triangle easements should be in accordance with AASHTO standards and be shown on plans.
 - b. The applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement area.
4. The applicant is proposing a twelve foot (12') wide right turn lane shown from Somerdale Road onto Middlesex Avenue within an access easement. The right turn lane is shown as County paving. Camden County recommends that the area shown within the easement area be revised to right-of-way dedicated to Camden County.

SITE PLAN

1. The applicant worked with Camden County to eliminate turning movement conflicts on Evesham and Somerdale Road by providing site access on Middlesex Avenue.
2. The applicant should be prepared to discuss with the County Planning Board if sidewalks were required on the perimeter of the property.
 - a. Camden County will be improving the handicap ramp at the point of the property where Evesham Road and Somerdale Road meet Haddonfield-Berlin Road to provide

- access to adjacent properties.
 - b. The plans should be revised to include an accessible route from the western side of Somerdale Road at Middlesex Avenue to the eastern side of the intersection.
3. The Site Plan should be revised to include thermoplastic pavement markings across the turning lane at the Yield sign in accordance with MUTCD Section 3B.16 and Figure 3B-16.

TRAFFIC

1. The applicant's traffic engineer should be prepared to present the findings of Traffic Assessment Report.
 - a. The traffic engineer should comment on the anticipated traffic counts to the proposed salon based on similar salons in the area.
 - b. The traffic engineer should present the queuing distances on Somerdale and Evesham Avenue during peak hours.
 - c. The traffic engineer should present a review of the traffic accidents at Middlesex/Somerdale and Middlesex/Evesham over the previous three years.
 - d. The traffic engineer should present the safety of left hand turns into and out of Middlesex Avenue.
2. The Traffic Report Page 1, should be revised to document that Somerdale Road cartway is 46 feet wide along the property frontage.
3. The Site Plan set should be revised to include a County Line Striping Plan for striping improvements along Somerdale Road and Evesham Road. In order to provide safe turning movements into and out of Middlesex Road after full build out, the following line striping improvements are recommended:
 - a. Somerdale Road should transition to 2 lanes before the intersection with Middlesex Drive with the right lane for right hand turns only. Pavement markings and traffic control signage should be provided to the east of the intersection.
 - b. Somerdale Road line striping should be revised to provide a left hand turn lane onto Middlesex Avenue. Pavement markings should be modified between Middlesex Avenue and Ford Street.
 - c. Evesham Road line striping should be revised to provide a left hand turn lane onto Middlesex Avenue. The shoulder pavement marking on Evesham Road should be revised to transition after Middlesex Avenue. Pavement markings should be modified to the west of Middlesex Avenue.
 - d. Do Not Block the Box pavement markings with Township ordinances are recommended on Somerdale Road and Evesham Road.

UTILITIES

1. The sanitary sewer connection on Somerdale Road will require a road opening permit.
2. The potable water and fire connection will be made on Middlesex Avenue. The fire hydrant at the intersection of Middlesex and Somerdale will not be relocated.
3. The plans do not include a gas utility connection.

4. The electric utility pole at the intersection of Middlesex Avenue and Somerdale will not be relocated.

STORMWATER MANAGEMENT NJAC 7:8

1. The proposed improvements meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are required. The applicant's engineer should provide additional documentation that:
 - a. The applicant should document if a de minimus exception was granted by the Township for the reduction of the 2 year storm event.
 - b. The applicant has revised the plans to meet the stormwater comments from the municipal review letter dated December 18, 2017.
 - c. The final design meets the hydraulic impact requirements of NJAC 7:8-5.4(a)2iv or mounding analysis to ensure the infiltration basin will not impact any adjacent underground facilities or basements.
2. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.
3. The proposed stormwater system will connect to the existing 18" reinforced concrete pipe (rcp) pipe on Somerdale Road. The calculations should clearly document:
 - a. The existing and proposed flows to the County stormwater system at the connection pint.
 - 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.

DETAILS

1. All construction or reconstruction within the County right-of-way is to be at County standards.
2. The following County standard details are required for improvements in the County right-of-way:
 - a. Detail 1-Standard 8"X9"X18" Concrete Vertical Curb
 - b. Detail 18A. Typical Roadway Restoration for Curb Installation

ADMINISTRATIVE

1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
2. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
3. All road openings will require a Road Opening Permit from the Camden County Highway Department.

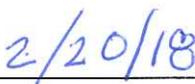
4. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.

The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.

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



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



DATE



Cc: Applicant: 856-546-8612
Applicant Attorney: Brian D. Lozuke, Esq – 856-429-9036
Applicant Engineer: Steve Bach, PE – 856-546-8612
Municipal Planning Board Secretary: 856-795-2335
Municipal Review Engineer: R. Darji, PE – 856-273-9239

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: RIZZIERI SALON and SPA

Project Address (if applicable) & Municipality: 1011 Evesham Road, Voorhees

Abuts County Road: YES - Evesham Rd County Route No.: #544
HADDONFIELD - BERLIN ROAD #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): 9

Existing Zoning: B-BUSINESS

Block(s): 115

Variance(s) Required: 2152.085 C(1);

Lot(s): 1-3

2152.085 D

2152.085 I(1)

2152.085 G; 150-15 E(7)

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

SP-34-1-18

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

C/O STEVE BACH

Applicant: Rizzieri Mgmt, Inc. Phone: 546-8611 Fax: 546-8612
 Address: 307 Fellowship Rd. Town & State: Suite 103, Mount Laurel, NJ
 Email: bach@bachdesigngroup.com Zip: 08054

Attorney: Brian D. Lozuke, Esq Phone: 856-298-4267 Fax: 856 429-9036
 Address: 401 Route 70E, Suite 100 Town & State: Cherry Hill NJ
 Email: blozuke@mwm-law.com Zip: 08034

Engineer: Steve Bach, PE Phone: 546-8611 Fax: 546-8612
 Address: 304 White Horse Pike Town & State: Haddon Heights, NJ
 Email: bach@bachdesigngroup.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 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 checked="" type="radio"/> Other: <u>Salon + Spa</u> |

Project Description & Statistics:

Short Description of Project: Proposed salon and spa. Existing building is to be demolished and replaced with new building. Architectural plans attached.

Increase in Impervious Coverage?: YES NO Total Increase or Decrease: See attached Plan
 Total Amount of Land Disturbed: See attached Plan
 Total Gross SF of all Buildings/ Development: 3,668 S.F.
 Total New Residential Units: NA
 Total New Jobs Created: + - 10 to 15

SP-34-1-18

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? N/A

Size of Existing Lot(s): 49,487 S.F.

Portion to be Subdivided: NA

Municipal Use:

Title of Municipal Official: Planning Board Secretary

Authorized Municipal Signature: [Signature] Date: 11/16/17

Transmittal Date (if applicable): _____

Phone Number: 856-429-2427

Signatures Required:

Name of Applicant: Rizzieri Management, Inc.

Signature of Applicant: [Signature] Date: 11-3-17

Agent Completing Application: Brian D. Lozuke, Esq.

MATTLEMAN, WEINROTH & MILLER, P.C.
Signature of Agent: BRIAN D. LOZUKE, ESQ. Date: 11-3-17

Attorney at Law of the
State of New Jersey

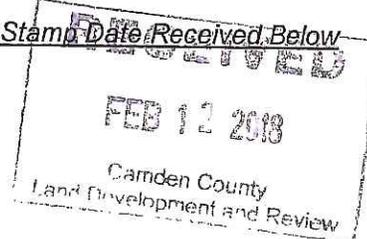
For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-34-1-18

Stamp Date Received Below



CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Rizzieri Management, Inc.

Is the Company a Corporation? YES / NO

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

Is the Company a Partnership? YES NO

Is Company an Individual Owner? YES NO

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

Name	Address	Title
<u>SAL RIZZIERI</u>	<u>307 Fellowship Rd.</u> <u>Suite 103</u> <u>Mount Laurel NJ 08054</u>	<u>President</u>
<u>FRANK RIZZIERI</u>	<u>307 Fellowship Rd.</u> <u>Suite 103</u> <u>Mount Laurel NJ 08054</u>	<u>Treasurer</u>

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

X [Signature] Treasurer 11/16/2017
Signature of Owner & Title Date

X _____
Signature of Owner & Title Date

SP-34-1-18

STAFF REPORT MEETING OF:	RE:	132 Haddon Ave.
	Plan:	SP-16-1-18
	Municipality:	Haddonfield
	Applicant:	Fosterdawg Development, LLC
	Abuts County Route:	Haddon Ave. (Cr. 561)

Applicant is seeking approval to demolish an existing dwelling and construct three (3) new townhouses with rear garages.



E Redman Ave

Windsor Ave

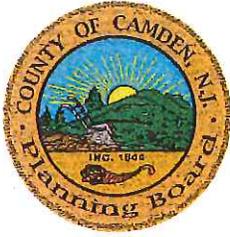
N Haddon Ave

Hopkins Ave

Veterans Ln

130/7

Project Name		
132 Haddon Ave		
Block	Lot	Town
130	7	Haddonfield
<p>0 15 30 60 Feet</p>		



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

**COUNTY PLAN:
SP-16-1-18**

132 Haddon Ave.

PROJECT NAME

Haddonfield

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: 28

PRELIMINARY PLAN

BLOCK: 130

OTHER

LOT (s): 7

REVISE AS NOTED

NAME: Fosterdawg Development, LLC

ADDRESS: 680 Maple Ave.

CITY: Haddonfield **STATE:** NJ **ZIP:** 08033

SITE ABUTS COUNTY HIGHWAY:

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

GENERAL

Applicant is seeking approval to demolish an existing dwelling and construct three (3) new townhouses with rear garages.

The following documents have been reviewed:

1. Site plan entitled 132 Haddon Ave., prepared by Stantec; July 25, 2017 and revised January 31, 2018.
2. Stormwater Management Report for 132 Haddon Ave., prepared by Stantec; July 25, 2017 and revised January 31, 2018.
3. Land Title Survey for 132 Haddon Ave., prepared by Stantec; dated July 18, 2017

RIGHT OF WAY

1. The Camden County Master Plan indicates that Haddon Avenue (CR 561) has a proposed right-of-way of 66 feet, with an existing right-of-way of 66 feet. In accordance with Section 3.1.1, a roadway easement to Camden County is not required.
2. The applicant is not proposing any driveways that would require sight triangle easements per Section 3.1.2.

SITE PLAN

1. The applicant is proposing to replace concrete curb and sidewalk within the County right-of-way on Haddon Avenue (CR 561).
2. The applicant is proposing County curb in accordance with Section 3.4.9 in the same location as existing curb. The following is noted:
 - a. The existing curb is in poor condition, with missing sections of curb and inadequate curb reveal. Additional grading information of top of curb (TC) and bottom of curb (BC) elevation must be provided on Sheet 4 in order to construct curb with 6" reveal that transitions to existing curb located north and south of the site.
 - b. The plans must document the proposed gutter slope along the proposed curb. Monolithic curb and gutter is required if the gutter slope is less than or equal to 0.5%.
 - c. If the gutter elevations are revised from existing elevations, the Grading Plan, Sheet 4, should be revised to include the proposed cross slope of Haddon Avenue from the centerline of the roadway.
3. Haddon Avenue along the property frontage is a composite roadway with a concrete base and 2" asphalt surface. The installation of concrete curb along the property frontage will require a two foot (2') wide roadway restoration in front of the curb. The Site Plan, Sheet 3, should be revised to show the two foot (2') wide roadway restoration in front of the curb.

UTILITIES

1. The sanitary sewer connections for the proposed development will require three trenches with full depth pavement restoration.
2. The water connections for the proposed development will require two trenches with full

depth pavement restoration.

3. The gas utility connection for the proposed development will require three trenches with full depth pavement restoration.
4. The proposed development will not require and relocation of electric utility poles or overhead wires.

STORMWATER MANAGEMENT NJAC 7:8

1. The proposed improvements do not meet the definition of "major development" under NJAC 7:8. The development is governed by the Haddonfield Borough stormwater ordinance rather than the County requirements under NJAC 7:8 for water quality, water quantity and recharge. The applicant must document that all municipal review comments related to stormwater management have been met.
2. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant in order to ensure that the stormwater system can be maintained in perpetuity.
3. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.

DETAILS

1. All construction or reconstruction within the County right-of-way is to be at County standards.
2. The following County standard details are required for improvements in the County right-of-way:
 - a. Detail 1, Standard 8"X9"X18" Concrete Vertical Curb (replace with current detail
 - b. Detail for Composite Roadway Restoration for Curb Installation (Replace detail on Sheet 8 with combination of Detail 18A and Detail 32A attached)
 - c. Detail 32A Transverse Trench Detail for Composite Roadway- Asphalt over Concrete Base

ADMINISTRATIVE

1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
2. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
3. All road openings will require a Road Opening Permit from the Camden County Highway Department.
4. The applicant's site plan includes improvements to both local and county facilities. The

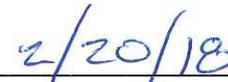
Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.

The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.

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



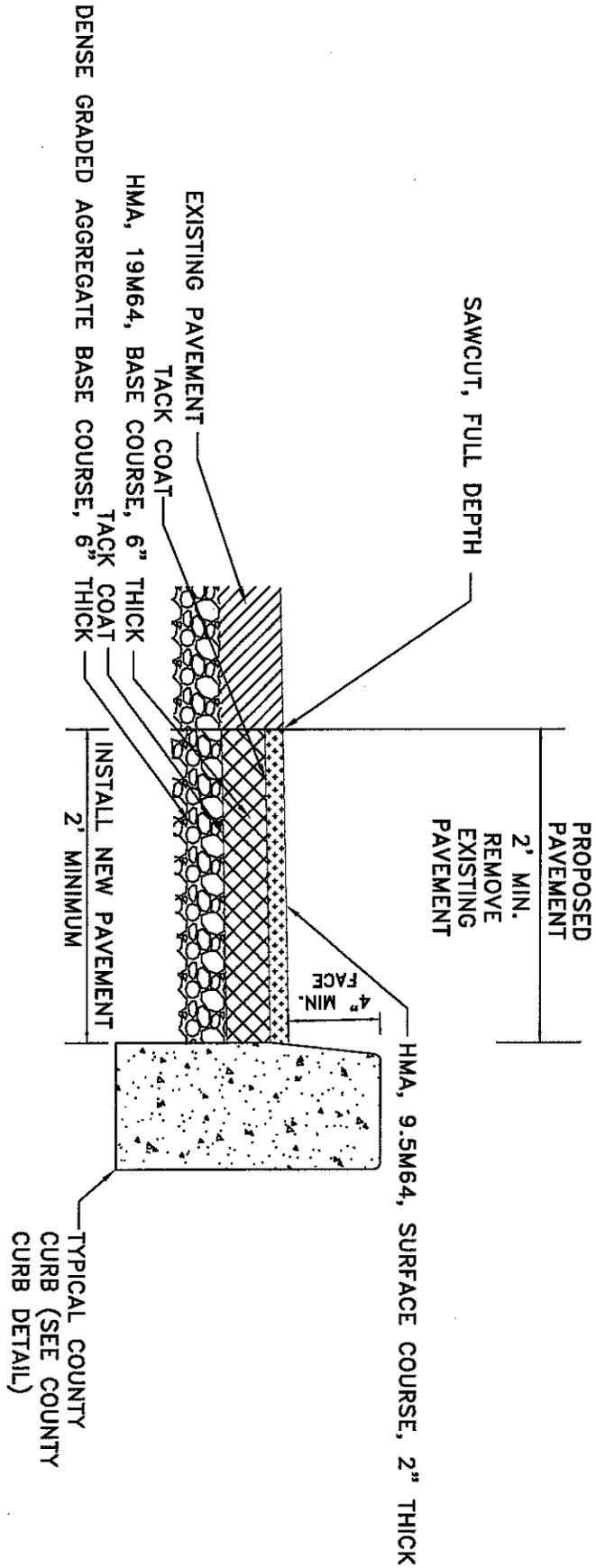
KEVIN BECICA, PE, PP, CME, CFM
County Engineer



DATE



Cc: Applicant: ?
Applicant Attorney: Damien Del Duca – 856-427-4241
Applicant Engineer: Clifton W. Quay – 856 – 234 – 5928
Municipal Planning Board Secretary: John Adams - 856-665-2749
Municipal Review Engineer: Todd Day – 856-795-1882

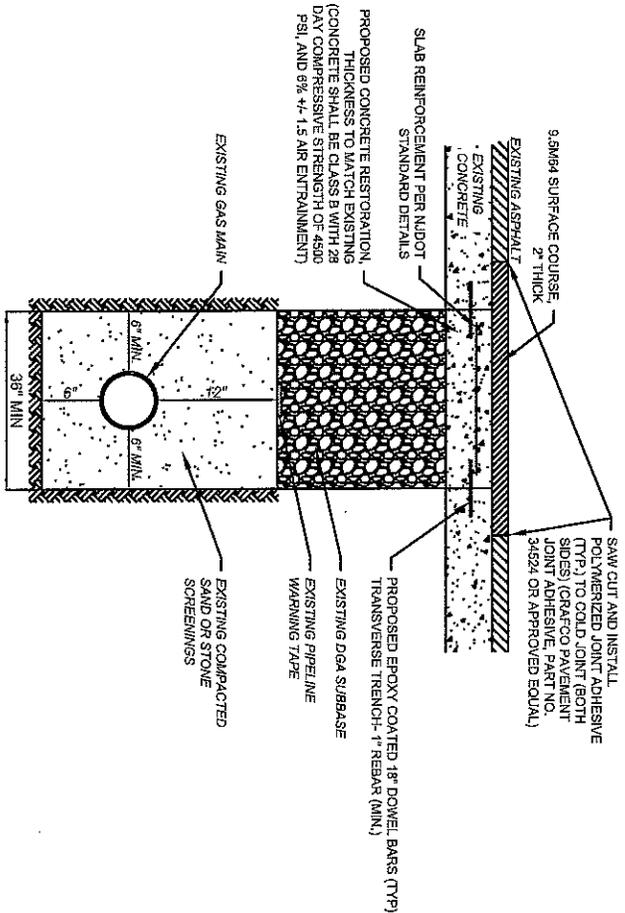
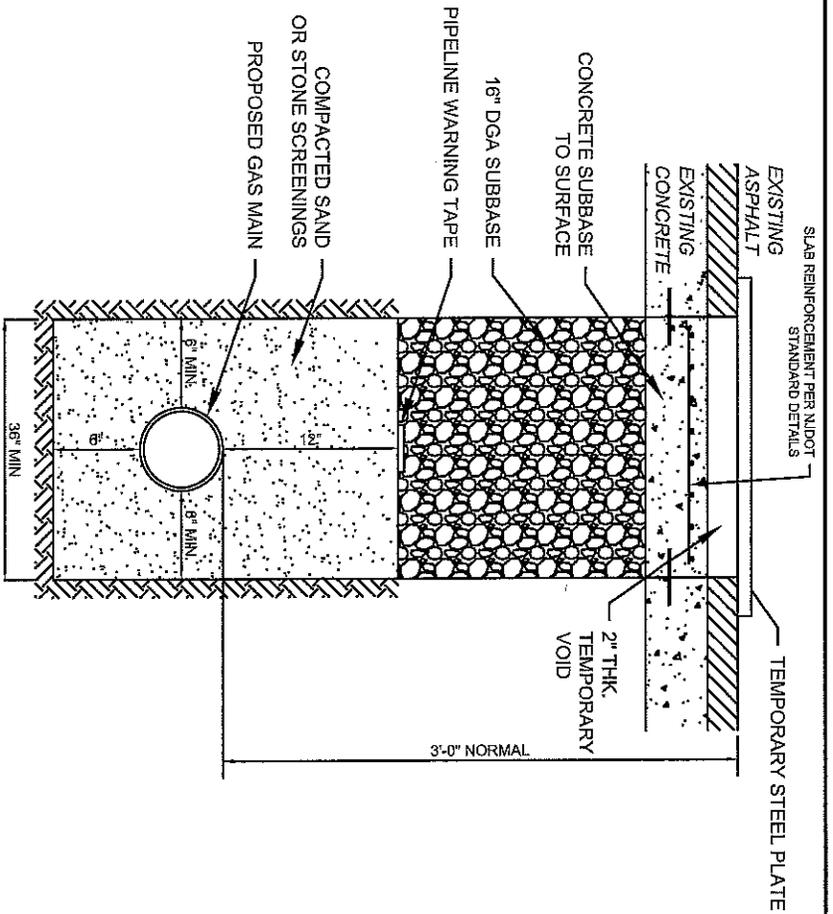


DETAIL 18A TYPICAL ROADWAY RESTORATION FOR CURB INSTALLATION

N.T.S.

- NOTES:
- SEE CONSTRUCTION PLANS FOR LOCATIONS WHERE PAVEMENT RESTORATION ADJACENT TO CURB IS GREATER THAN 2' MINIMUM

NO.	DATE	REVISIONS	CAMDEN COUNTY DEPARTMENT OF PUBLIC WORKS DIVISION OF PAVING CHARLES L. DEVLIN PUBLIC WORKS COMPLEX 2311 EGG HARBOR ROAD NEW JERSEY 08021	CAMDEN COUNTY DEPARTMENT OF PUBLIC WORKS SAM ARZUFFO, DIRECTOR KEVIN BUCKA, PE, CHIEF CIVIL ENGINEER 2300 EGG HARBOR ROAD LANESWOLD, NEW JERSEY 08021	TITLE COUNTY STANDARD ROADWAY WIDENING SECTIONS	DATE JAN 2017 DRAWN BY T.A.P APPROVED BY K.B./A.L.	SHT. NO. 1
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CAMDEN COUNTY TEMPORARY TRANSVERSE TRENCH RESTORATION DETAILS (CONCRETE BASE/ASPHALT SURFACE ROADWAY)

N.T.S.

CAMDEN COUNTY FINAL TRANSVERSE TRENCH RESTORATION DETAILS (CONCRETE BASE/ASPHALT SURFACE ROADWAY)

N.T.S.

TRANSVERSE TRENCH DETAIL

32A

COMPOSITE ASPHALT OVER CONCRETE ROAD RESTORATION

N.T.S.

- GENERAL ROADWAY RESTORATION NOTES:
1. CONTRACTOR SHALL SCHEDULE PRE-FINAL RESTORATION MEETING WITH CAMDEN COUNTY ROADWAY INSPECTOR AND ENGINEERING TO DETERMINE WHAT FINAL RESTORATION SHALL APPLY.
 2. IF DOWELING INTO EXISTING CONCRETE ALONG LONGITUDINAL TRENCH CAMDEN COUNTY PERMITS THE USE OF 3/4" REBAR.
 3. IF DOWELING INTO EXISTING CONCRETE ALONG A TRANSVERSE TRENCH, CAMDEN COUNTY PERMITS THE USE OF 1" REBAR.
 4. CONCRETE SHALL BE CLASS B WITH 28 DAY COMPRESSIVE STRENGTH OF 4500 PSI, AND 6% +/- 1.5 AIR ENTRAINMENT.
 5. SEE DETAIL FOR ROAD SLAB RESTORATION.

No.	1	DATE	07/13/17	FOR REVISION	FOR COUNTY ENGINEER	REVISIONS
			<p>CAMDEN COUNTY DEPARTMENT OF PUBLIC WORKS DIVISION OF MAINTENANCE CHARLES J. DEPALMA PUBLIC WORKS COMPLEX 2311 EGG HARBOR ROAD NEW JERSEY 08061</p>			
			<p>CAMDEN COUNTY DEPARTMENT OF PUBLIC WORKS JOHN FOLIO, SUPERVISOR KEVIN BECKA, P.E., P.E. CIVIL 2311 EGG HARBOR ROAD LINDENWOLD, NEW JERSEY 08061</p>			
			<p>CAMDEN COUNTY TEMPORARY/FINAL TRANSVERSE TRENCH RESTORATION DETAIL (Concrete Base/Asphalt Surface Roadway)</p>			
			DATE	03.22.17		
			DRAWN BY	J.A.S.		
			APPROVED BY	K.B./A.L.		
			SHT. NO.	1		

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

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.

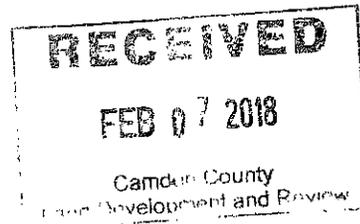
(PLEASE TYPE OR PRINT LEGIBLY)

Project Name: 132 Haddon Avenue

Project Address (if applicable) & Municipality: 132 Haddon Avenue, Haddonfield, NJ

Abuts County Road: Haddon Avenue County Route No.: 561

- 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: _____

Plate(s): 28

Existing Zoning: D-2 and D-3

Block(s): 130

Variance(s) Required: _____

Lot(s): 7

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

SP-16-1-18

CAMDEN COUNTY PLANNING BOARD APPLICATION

Applicant: Fosterdawg Development, LLC Phone: 610-513-2444 Fax: _____

Address: 680 Maple Avenue Town & State: Haddonfield, NJ

Email: chris.munaf0@yahoo.com Zip: 08033

DeIDuca Lewis Law Firm

Attorney: Damian Del Duca, Esq. Phone: 856-427-4200 Fax: 856-427-4241

Address: 21 E. Euclid Avenue Town & State: Haddonfield, NJ

Email: dod@delducalewis.com Zip: 08033

Stantec Consulting Services, Inc.

Engineer: Clifton W. Quay, PE, PP Phone: 856-234-0800 Fax: 856-234-5928

Address: 10000 Midlantic Drive, Suite 300W Town & State: Mount Laurel, NJ

Email: clifton.quay@stantec.com / joseph.odenhelmer@stantec.com Zip: 08054

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: _____

Short Description of Project: _____

Development of 3 townhouses, garages and associated improvements.

Increase in Impervious Coverage?: YES NO Total Increase or Decrease: +3,936 SF

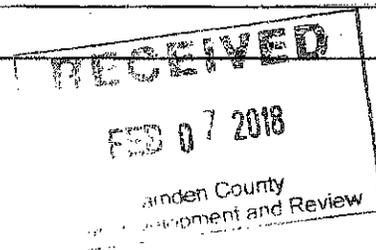
Total Amount of Land Disturbed: 0.33 AC

Total Gross SF of all Buildings/ Development: 6,689 SF

Total New Residential Units: 3

Total New Jobs Created: _____

SP-16-1-18



CAMDEN COUNTY PLANNING BOARD APPLICATION

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: _____

Title of Municipal Official: Zoning Officer

Authorized Municipal Signature: Stephen H Date: 2/5/18

Transmittal Date (if applicable): _____

Phone Number: 856 429-4700 x228

Name of Applicant: Christopher Munafo

Signature of Applicant: Christopher Munafo Date: 1/19/18

Agent Completing Application: Joseph R. Odenheimer, PE (Stantec Consulting Services Inc.)

Signature of Agent: J. Odenheimer Date: 1/29/2018

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-16-1-18

Stamp Date Received Below

RECEIVED
FEB 07 2018
Camden County
Planning Board Review

CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Name of Company/Organization: Fosterdawg Development, LLC

Is the Company a Corporation? YES / NO

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

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.

Christopher J. Munafò 680 Maple Ave
Haddon Field, NJ 08033

RECEIVED

FEB 07 2018

Camden County
Land Development and Review

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

Signature of Owner & Title

1/19/18
Date

X _____
Signature of Owner & Title

Date

5R 16-1-18