

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

**July 25, 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 (June 27, 2023)
5. Public Comments on non-agenda items
6. Review of Projects for Board Action:

A. Hyze Cannabis Barrington SP-3-1-23

Recreational marijuana facility

\*Public comment on the application

B. Laurel Manor Realty, LLC Stratford SP-32-1-23

Nursing and rehabilitation facility additions

\*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 August 22, 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**  
**June 27, 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, Vice Chairman Mr. Matthew Marrone, Mr. Stephen Gandy, Mr. Joseph Pillo, and Assistant County Engineer Mr. William England were all present.

Planning Board Solicitor: Brandon Hawkins, Esq. was present

**MINUTES**

A motion was made to approve the minutes of the May 23, 2023, meeting by Vice Chairman Mr. Matthew Marrone and seconded by Mr. Stephen Gandy. Chairwoman Alexis Williams, and Mr. William England voted in favor of the motion. Mr. Joseph Pillo abstained.

**Public Comment on non-agenda items:** none

**Executive Session:**

A motion was made to move the meeting into executive session by Assistant County Engineer Mr. William England and seconded by Mr. Matthew Marrone. The Executive Session lasted 30 minutes. Following the session, a roll call was taken of all Planning Board members and the regular meeting resumed.

**Review of Projects for Board Action:**

A. Carriage Place Townhomes; Berlin Borough, NJ

Richard J. Hoff, Jr., Esq., Steven Begge, Engineer were present, on behalf of the applicant.

The applicant is proposing to subdivide into forty-six (46) new lots that will be developed with a residential townhouse community. Forty-one (41) of the proposed lots will be for new single-family townhouses. Of the remaining five lots, three will be used for common open space and stormwater management basins, and the remaining two will be located along Sequoia Drive and will contain off-street parking. All the new residential lots will either be accessed via a new proposed cul-de-sac street which will extend into the site from Sequoia Drive or will be accessed from Sequoia Drive itself. An eight-foot-wide easement access is proposed across the rear of each residential lot to allow for rear yard access to the common open space lots. The proposed lots being 3,041-SF in area.

On the largest open space lot, the Applicant is proposing a pump house that is 194-sf in area as well as several easements to access said pump house from Watsontown-New Freedom Road.

Each unit is proposed to have a driveway with an attached garage as well as two (2) off-street parking spaces for each home. Parking is proposed along the proposed cul-de-sac (Court A) as well as along Sequoia Drive, presumably for guest parking. There is a total of twenty-four (24) additional parking spaces of which one (1) space is proposed to be ADA accessible.

Sidewalks are proposed along each of the existing frontages, and along both sides of the proposed cul-de-sac.

**A motion was made by Vice Chairman Mr. Matthew Marrone and Seconded by Mr. Joseph Pillo. A roll call was held, and all were in favor of approving the application**

**B. 1000 Williamstown LLC; Gloucester Twp, NJ**

Donna Jennings, Esq., Tony Diggan, Engineer were present, on behalf of the applicant.

The applicant proposes to construct a 234,000-SF warehouse facility on existing farmland at the northeast corner of the intersection of Williamstown-Erial Road (CR 704) and East Independence Boulevard. The site provides space for 172 cars with a truck loading area in the rear of the building. The project will require stormwater infiltration basins and will require new connections to all public utilities. The zoning will not be changed but the use will be changed to warehouse as a permitted use.

**Executive Session:**

A motion was made to move the meeting into a second executive session by Assistant County Engineer Mr. William England and seconded by Mr. Matthew Marrone under the advice of Planning Board Solicitor Brandon Hawkins, Esquire. The Executive Session lasted 15 minutes. Following the session, a roll call was taken of all Planning Board members and the regular meeting resumed.

**A motion was made by Vice Chairman Mr. Matthew Marrone and Seconded by Mr. Stephen Gandy. A roll call was held, and all were in favor pending municipal approval of the application.**

**C. Fueling Station/Convenience Store; Brooklawn, NJ**

Peter M. Flannery, Esq., Jasvinder Arjani, Engineer, were present, on behalf of the applicant.

The applicant proposes to demolish the existing one (1) story masonry service station, concrete fueling pads and canopy located at the intersection of Browning Lane (CR 659) and Kings Highway (CR 551 Spur) for the purpose of constructing a new one (1) story, 3,000-SF convenience store and fueling station with a new fueling canopy and new underground storage tank system. The site is situated adjacent to the recently constructed Wawa fueling station and convenience store. The existing gas station operates with two (2) curb openings on Browning Lane (CR 659) and two (2) curb openings on Kings Highway. The proposed development proposes to utilize the same four (4) curb openings. Landscaping and new sidewalks are proposed along each county roadway, as well as new LED lighting to illuminate the site.

**A motion was made by Mr. Joseph Pillo and Seconded by Vice Chairman Mr. Matthew Marrone. A roll call was held, and all were in favor of approving the application.**

**D. Washworks Xpress Car Wash; Runnemede, NJ**

Damien DelDuca, Esq., Teal Jefferies, Engineer, Nathan Mosley, Traffic Engineer, Aba Cohen (applicant) were present, on behalf of the applicant.

The applicant is proposing to renovate the existing car wash, construct vacuum stations on Lot 11, reconfigure parking areas, maintain, existing entrance driveway, and reconfigure and relocate the exit driveway at Lot 11. Other site improvements include consolidation of lots, replacement of curb and sidewalk along the frontage, landscaping, lighting, and replacement of signage.

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

**E. Villages @ Hays Mill Creek; Winslow Twp., NJ**

Robert Baranowski, Esq., Jason Sciallo, Engineer, Nathan Mosley, Traffic Engineer, Tracy Siebold (applicant) were present, on behalf of the applicant.

The applicant is proposing to develop Phase I which consists of the residential district with 281 fee-simple homes, which include 142 single family dwellings, 139 townhouses, and associated improvements. In addition, the applicant proposes to develop certain "Shared Infrastructure" across districts which include: (1) the entry feature at Route 73 and monument signage at Tansboro Road; (2) the northern entry road from Route 73 through the turn-about to Tansboro road; (3) a round-about for interconnectivity between districts; (4) the southern entry road from Route 73 to the round-about, and (5) stormwater retention basins and/or utilities infrastructure for shared common areas.

The applicant also proposes to subdivide the Residential District, Main Street District, and Commercial District known as Phase IA. Phase IA includes 46 single family dwelling lots, 34 townhouse lots, and the creation of up to 3 lots in the Main Street District and Commercial District for future development of Phases II and III.

**A motion was made by Mr. Joseph Pillo and Seconded by Vice Chairman Mr. Matthew Marrone. A roll call was held, and all were in favor of approving the application.**

**F. Cannabis Retail Store; Somerdale, NJ**

Matthew Madden, Esq., Matthew Sharo, Engineer, Patrick Downey, Traffic Engineer were present, on behalf of the applicant.

Applicant proposes to construct a new cannabis retail store with a drive-thru lane located on Lot 13.01, which has no present address but is located approximately 327 feet northwest from the intersection of East Somerdale Road (CR 689) and the White Horse Pike (US Rte. 30). The applicant proposes a one-story building of 4,506-SF for a retail cannabis dispensary.

**A motion was made by Vice Chairman Mr. Matthew Marrone and Seconded by Mr. Joseph Pillo. A roll call was held, and all were in favor pending municipal approval of the application.**

**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 July 25, 2023, and it is expected to be virtual.

**NEW BUSINESS**

**OLD BUSINESS**



## **ADJOURNMENT**

A motion was made to adjourn the meeting by Mr. Stephen Gandy and seconded by Vice Chairman Mr. Matthew Marrone; all present were in favor.

Respectfully Submitted, Jerry Wawrzyniak

<b>CAMDEN COUNTY PLANNING BOARD</b> <b>Land Development Review</b>				<b>Review List for Meeting</b>  <b>July 25, 2023</b>
<b><i>Applications for Approval</i></b>				
	<b>PROJECT NAME</b>	<b>PROJECT NO.</b>	<b>MUNICIPALITY</b>	<b>DESCRIPTION</b>
<b>SP-1</b>	Hyze Cannabis	SP-3-1-23	Barrington	Recreational Marijuana Facility
<b>SP-2</b>	Laurel Manor Realty LLC	SP-32-1-23	Stratford	Nursing Facility Additions

<b>STAFF REPORT MEETING OF:</b>	RE:	Hyze Cannabis
	Plan:	SP-3-1-23
	Municipality:	Barrington
	Applicant:	Hyze Cannabis, LLC
	Abuts County Route:	E. Gloucester Pike (CR 659)

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.





E Gloucester Pike

Block  
13

Lot 1.08

Project Name

Hyze Cannabis - 60 E. Gloucester Pike Barrington NJ

Block

13

Lot

1.08

Town

Barrington Borough

0 25 50 100 Feet

N

camden county  
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](mailto: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: Hyze Cannabis

Project Address (if applicable) & Municipality: 60 E. Gloucester Pike, Barrington

Abuts County Road: Yes County Route No.: 659

### 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: M-2 Manufacturing District

Block(s): 13

Variance(s) Required: n/a

Lot(s): 1.08

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

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Hyze Cannabis, LLC Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Address: 23 Bretshire Court Town & State: Medford, NJ  
Email: shawn@hyzecannabis.com Zip.: 08055

Attorney: David B. Amerikaner, Duane Morris LLP Phone: 215-979-1939 Fax: \_\_\_\_\_  
Address: 30 South 17th Street Town & State: Philadelphia, PA  
Email: dbamerikaner@duanemorris.com Zip.: 19103

Engineer: Robert R. Stout, Stout & Caldwell Phone: 856-786-2202 Fax: \_\_\_\_\_  
Address: 705 US Rt. 130 South Town & State: Cinnaminson, NJ  
Email: rrs@stoutcaldwell.com Zip.: 08077

## 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: Renovation of an existing building to be used as an Authorized Recreational Marijuana Facility in the Borough of Barrington. Site improvements will include the replacement of the existing parking area to create an asphalt parking area. Exterior renovations to the site will include ADA compliane ramps and entrances.

Increase in Impervious Coverage?: YES / ☒ NO Total Increase or Decrease: \_\_\_\_\_

Total Amount of Land Disturbed: \_\_\_\_\_

Total Gross SF of all Buildings/ Development: No new buildings proposed; existing 10,310 sq. ft. building to be renovated

Total New Residential Units: n/a

Total New Jobs Created: 35-40



# 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: David B. Amerikaner, Duane Morris LLP

Signature of Applicant: /s/ David B. Amerikaner      Date: 6/7/2023

Agent Completing Application: David B. Amerikaner, Duane Morris LLP

Signature of Agent: /s/ David B. Amerikaner      Date: 6/7/2023

### For County Use:

Classification of Application: \_\_\_\_\_

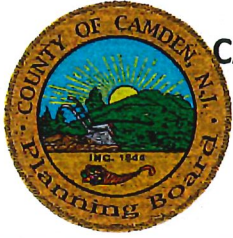
Fees Included with Application: YES / NO

County Plan Number: \_\_\_\_\_

### Stamp Date Received Below



Date \_\_\_\_\_



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

**COUNTY PLAN:  
SP-3-1-23**

Hyze Cannabis  
**PROJECT NAME**

Barrington  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW DATE & STATUS**

X SITE PLAN

PLATE: 5

7/14/2023

       PRELIMINARY PLAN

BLOCK: 13

**PENDING BOARD APPROVAL**

       OTHER

LOT (s): 1.08

**NAME: Hyze Cannabis, LLC**

**ADDRESS: 23 Berkshire Court**

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

**SITE ABUTS COUNTY HIGHWAY: CR 659 (E. Gloucester Pike)**

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

**GENERAL**

The applicant proposes the renovation of an existing building to be used as a recreational marijuana facility. The proposed project will also involve 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. Landscaping and lighting improvements are also proposed.

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

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

**The following documents have been reviewed:**

1. Site plan prepared by Stout & Caldwell Engineering, dated 6/1/2023.
2. Land Title Survey prepared by Stout & Caldwell Engineering, dated 6/1/2023.
3. Traffic Impact Statement prepared by Shropshire Associates, LLC, dated 7/11/2023.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that E. Gloucester Pike (CR 659) has a proposed right-of-way of 60 feet, with an existing right-of-way of 49.5 feet. The applicant is required to provide additional right-of-way through a roadway easement to widen E. Gloucester Pike 5.25 feet from the centerline along the applicant's frontage. The following is noted:
  - a. The site plan 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 letter.

**TRAFFIC**

Our office concurs with the traffic impact statement, which indicates that the number of trips resulting from the proposed development will have minimal impact on the adjacent County roadway.

**SITE PLAN**

1. It is unclear whether the existing exit driveway and associated curb are to be removed and replaced. The limit of proposed asphalt overlay at the existing entrance driveway is also unclear. Clarification of these areas is needed on the plans. Driveways must conform to County Standards.
2. The applicant shall install a sidewalk along the property frontage. The plans should also include a note indicating "Any curb within the County right-of-way along the property frontage that is cracked or deteriorated shall be replaced under the direction of the County Engineer or his/her representative.
3. Remove all tree stumps within the County right of way and roadway easement area. Grinding is not acceptable.

4. Site Plans Must Conform with the Following Standards:

- 3.3 Site Plan
- 3.3.1.10 Access Geometry and Driveway Intersection Design
- 3.3.1.10.D Corner Radii / Curb Return Radii / Driveway Aprons  
*(Additional information needed to determine whether plan conforms)* Larger corner radii [or] larger driveway flares may be required to ensure that vehicles turning {...} out of the new driveway do not cross the centerline {...} of the county road or encroach on an adjacent traffic lane. **Site driveways should be checked to ensure that an emergency vehicle or delivery vehicle can turn right out of the exit driveway without turning into oncoming traffic.**
- 3.3.1.10.E Driveway and Apron Material *(Additional information needed to determine whether plan conforms)*  
*{...} 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{...} Per SITE PLAN Comment 1 above, plans should be updated to indicate driveways are to be replaced and the replacement shall conform with these requirements.*
- 3.3.1.10.F Americans with Disabilities Act (ADA) Requirements  
*(Additional information needed to determine whether plan conforms)* Where curb returns are provided or required at the intersection of a new road or street and a county road, depressed curb must be provided to meet the "Americans with Disability Act" design requirements whether or not sidewalks are provided. **Once the plans are updated per the above comments, should existing flared aprons be replaced with curb returns, then this requirement shall be met.**

**STORMWATER MANAGEMENT NJAC 7:8**

- 5. The proposed improvements do not ultimately disturb one or more acres (43,560 SF) of land and decrease the impervious surface by 968 SF. The proposed improvements do not meet the definition of "major development" under NJAC 7:8. Therefore, stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are not required.

**DETAILS**

- 6. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
- 7. Site driveways should be checked to ensure that an emergency vehicle or delivery vehicle can turn right out of the exit driveway without turning into oncoming traffic.
- 8. A detail shall be provided for either curb 'face form' or County roadway trench restoration for work adjacent to the curb. For trench restoration, E. Gloucester Pike is a concrete road with an asphalt overlay and the trench restoration detail must show 9" thick concrete replacement with dowels.
- 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
6. Standard Concrete Driveway and Concrete Apron
9. Standard Driveway Treatment: Apron and Flare (Plan View)
18. Roadway Widening Roadway Restoration
  - A. Typical Roadway Restoration for Curb Installation
36. Curb Face Form

**ADMINISTRATIVE**

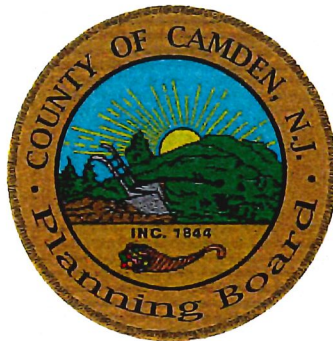
10. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk (no flash drives).
11. Camden County Planning Board Process – Once applicants are 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

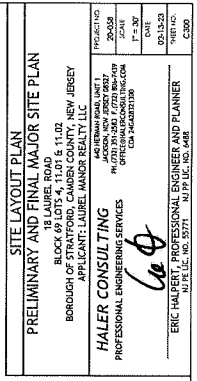
  
DATE



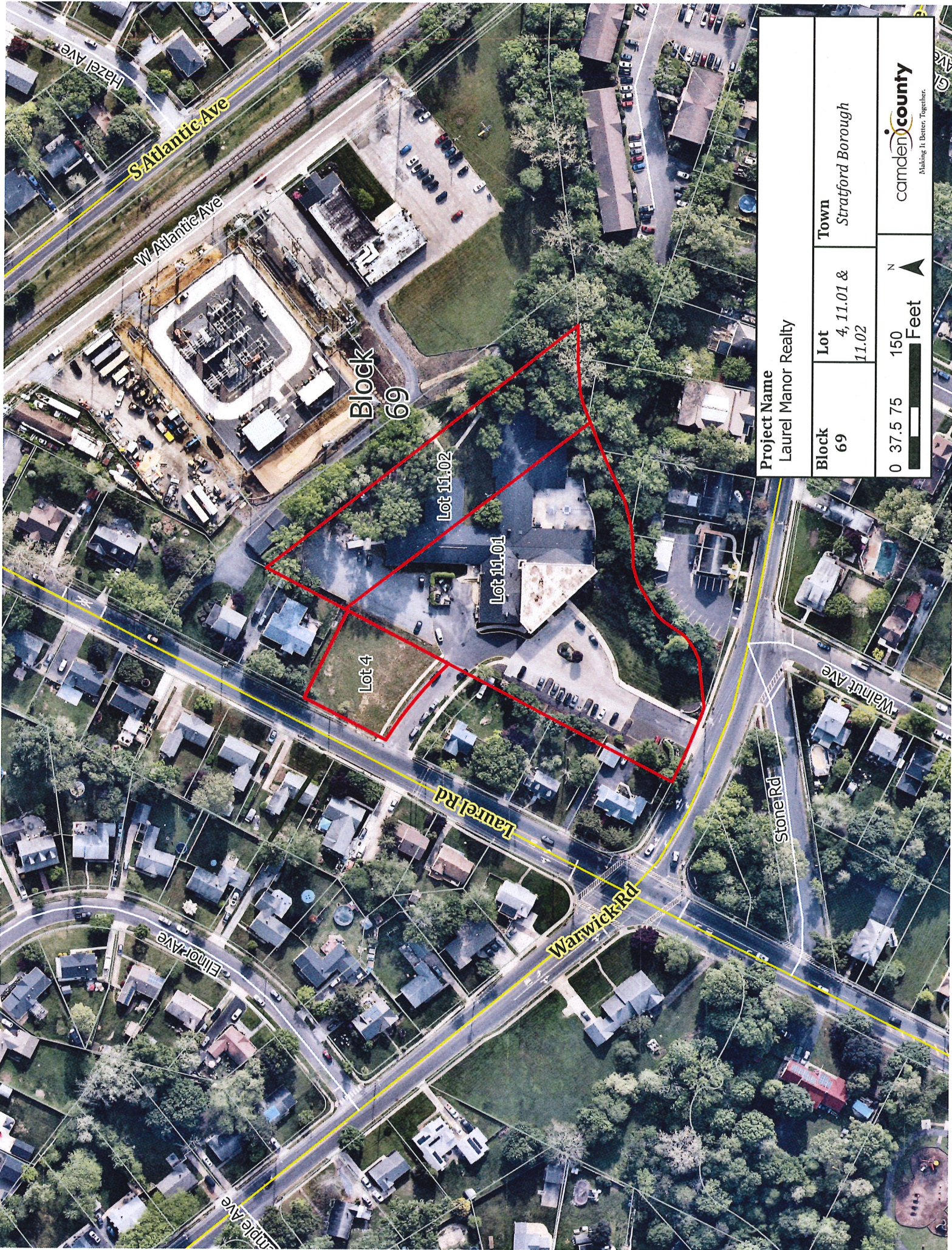
Cc: Applicant: Hyze Cannabis [shawn@hyzecannabis.com](mailto:shawn@hyzecannabis.com)  
Applicant Attorney: David B. Amerikaner, Esq. [dbamerikaner@duanemorris.com](mailto:dbamerikaner@duanemorris.com)  
Applicant Engineer: Robert R. Stout [rrs@stoutcaldwell.com](mailto:rrs@stoutcaldwell.com)  
Municipal Planning Board Secretary: Suzanne Ritter [sritter@barringtonboro.com](mailto:sritter@barringtonboro.com)  
Municipal Review Engineer: John Rink [jrink@barringtonboro.com](mailto:jrink@barringtonboro.com)

<b>STAFF REPORT MEETING OF:</b>	RE:	Laurel Manor Realty LLC
	Plan:	SP-32-1-23
	Municipality:	Stratford
	Applicant:	Laural Manor Realty LLC
	Abuts County Route:	Laurel Road (CR 673)

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.







Project Name Laurel Manor Realty		Town Stratford Borough
Block 69	Lot 4, 11.01 & 11.02	
0 37.5 75 150 Feet		camden <sup>county</sup> 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](mailto: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: Laurel Manor Realty LLC

Project Address (if applicable) & Municipality: 18 W Laurel Road

Abuts County Road: Laurel Road County Route No.: 673

### Type of Submission (please check one):

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

Original Site Plan Application No.: \_\_\_\_\_ Date Originally Approved: \_\_\_\_\_

- ☐ Resubmission of Major Subdivision

Original Major Subdivision Application No.: \_\_\_\_\_ Date Originally Approved: \_\_\_\_\_

### Tax Map Data:

Plate(s): \_\_\_\_\_

Existing Zoning: C-Commercial and R-1

Block(s): 69

Variance(s) Required: d(1) and d(2)

Lot(s): 4, 11.01 and 11.02

bulk variances

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: Laurel Manor Realty LLC Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: 18 W Laurel Road Town & State: Stratford, NJ

Email: neisen@mbhealthcare.com Zip.: 08084

Attorney: Damien O. Del Duca/Del Duca Lewis & Berr Phone: 856-427-4200 Fax: \_\_\_\_\_

Address: 21 E. Euclid Ave, Suite 100 Town & State: Haddonfield, NJ

Email: dod@delducalewis.com Zip.: 08033

Engineer: Eric (Eli) Halpert, PE, PP Phone: 732-351-2583 Fax: \_\_\_\_\_

Address: 640 Herman Rd Unit 1 Town & State: Jackson, NJ

Email: ehalpert@halerconsulting.com Zip.: 08527

## 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: Skilled nursing & rehab facility

## Project Description & Statistics:

Short Description of Project: Two proposed additions totaling 5,510 sf and 2,573 sf, respectively, together with an expansion of the existing parking area along with signage and stormwater improvements to the existing Laurel Manor, a skilled nursing and rehabilitation facility.

Increase in Impervious Coverage? YES / NO Total Increase or Decrease: \_\_\_\_\_

Total Amount of Land Disturbed: \_\_\_\_\_

Total Gross SF of all Buildings/ Development: \_\_\_\_\_

Total New Residential Units: Not applicable

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: Laurel Manor Realty LLC

Signature of Applicant: Laura Johnson Date: 5/18/23

Attorney for Applicant

Agent Completing Application: Laura M. Johnson Esq.

Signature of Agent: Laura Johnson Date: 5/18/23

### 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: Laurel Manor Realty, LLC  
\*\* limited liability company

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
Moshe Brodt	1389 E 22nd St. Brooklyn NY 11210	Owner
Cindie Mirkhani	1124 Sheridan St. New Milford NJ 07646	Owner

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

X Moshe Brodt  
Signature of Owner & Title

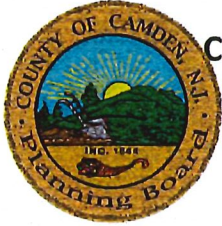
5/22/2023

Date

X [Signature]  
Signature of Owner & Title

5/23/2023

Date



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

**COUNTY PLAN:  
SP-32-1-23**

Laurel Manor Realty LLC

**PROJECT NAME**

Stratford

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW DATE & STATUS**

X

SITE PLAN

PLATE: \_\_\_\_\_

7/14/2023

\_\_\_\_\_

PRELIMINARY PLAN

BLOCK: 69

**PENDING BOARD APPROVAL**

\_\_\_\_\_

OTHER

LOT (s): 4, 11.01, 11.02

**NAME: Laurel Manor Realty LLC**

**ADDRESS: 18 W Laurel Road**

**CITY: Stratford**

**STATE: NJ**

**ZIP: 08084**

**SITE ABUTS COUNTY HIGHWAY: CR 673 (Laurel Road)**

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

**GENERAL**

Applicant proposes two (2) additions to the existing 26,000 SF (108 beds) 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 (total 34,000 SF facility) and is proposed to add 18 beds, expanding to a facility total of 126 beds. Additional improvements include an expansion of the existing parking area along with signage and stormwater improvements to the existing facility. Access to the facility will be maintained using the existing connections to Laurel Road and Warwick Road.

**The following documents have been reviewed:**

1. Site Plan prepared by Haler Consulting, dated 2/13/2023.
2. Stormwater Management Report prepared by Eric Halpert PE, dated 2/13/2023.
3. Traffic Engineering Assessment prepared by Shropshire Associates, dated 2/7/2023.
4. Land Title Survey prepared by Clearpoint Services, dated 8/14/2020.



## RIGHT OF WAY

1. The Camden County Master Plan indicates that Laurel Road (CR 673) has a proposed right-of-way of 66 feet, with an existing right-of-way of 49.5 feet. The applicant is required to provide additional right-of-way through a roadway easement to widen Laurel Road (CR 673) 8.25 feet from the centerline along the applicant's frontage. The following is noted:
  - a. The site plan should be revised to indicate the roadway easement dedicated to Camden County.
  - b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
  - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.

Provide survey information documenting the 70-foot ROW and that no dedications along Warwick (CR 669) will be required.

2. Provide curb and sidewalk along the Laurel Road frontage including any pavement extension required.

## TRAFFIC

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

## STORMWATER MANAGEMENT NJAC 7:8

1. 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.
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 to obtain final written County approval.

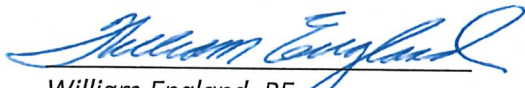
#### ADMINISTRATIVE

4. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk (no flash drives).
5. 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.
6. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980. Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant. 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.
7. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
8. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will 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.
9. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
10. Underground irrigation systems shall not be located within the County right-of-way.
11. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.



## OUTSIDE AGENCY APPROVALS

12. 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: Laurel Manor Realty LLC [neisen@mbhealthcare.com](mailto:neisen@mbhealthcare.com)  
Applicant Attorney: Damien O. Del Duca, Esq. [dod@delducalewis.com](mailto:dod@delducalewis.com)  
Applicant Engineer: Eric Halpert, PE, PP [ehalpert@halerconsulting.com](mailto:ehalpert@halerconsulting.com)  
Municipal Planning Board Secretary: Sharon McCart [sharonmccart@stratford.org](mailto:sharonmccart@stratford.org)  
Municipal Review Engineer: Steven M. Bach [sbach@bachdesigngroup.com](mailto:sbach@bachdesigngroup.com)