

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

June 26, 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
 - a. Branch Village Phase 3 MJ-8-1-18 and SP-8-10-18 – subdivision and site plan
 - b. Branch Village Phase 4 SP-8-9-18 site plan
 - c. Reserve at Grace MJ-31-1-18 and SP-31-2-18 subdivision and site plan
 - d. Cherry Hill Care Group M-12-1-18 and SP-12-7-18 subdivision and site plan
 - e. Cherry Hill Partners MJ-12-1-18 and SP-12-8-18 subdivision and site plan
 - f. Tansboro Substation, LLC SP-36-4-18 site plan
 - g. 202 North Park Drive SP-12-1-18 site plan
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

June 26, 2018

Minor/Major Subdivisions

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
M-1	Branch Village 3	MJ-8-1-18	Camden	multiple lot residential subdivision
M-2	Reserve at Grace	MJ-31-1-18	Somerdale	redevelopment new mixed use retail restaurant and housing
M-3	Cherry Hill Care Group	M-12-1-18	Cherry Hill	2 lot commercial subdivision
M-4	Cherry Hill Partners, LLC	MJ-12-1-18	Cherry Hill	commercial subdivision

Site Plans

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Branch Village 3	SP-8-10-18	Camden	75 affordable residential units
SP-2	Branch Village 4	SP-8-9-18	Camden	58 garden style affordable apartments
SP-3	Reserve at Grace	SP-31-2-18	Somerdale	redevelopment new mixed use retail restaurant and housing
SP-4	Cherry Hill Care Group	SP-12-7-18	Cherry Hill	Alzheimer Special Care Center
SP-5	Cherry Hill Partners, LLC	SP-12-8-18	Cherry Hill	about 67,000 sq.ft. of retail and restaurant
SP-6	Tansboro Substation	SP-36-4-18	Winslow	Substation Expansion
SP-7	202 Park	SP-12-1-18	Cherry Hill	Redevelopment into 192 unit apartment complex

**Camden County Planning Board
County Public Works Complex, Lindenwold
6:00 PM
May 22, 2018**

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. Tom Bock, Mr. Tom Schina, Mr. Joe Pillo, Ms. Alexis Williams, Mr. Ryan Doran 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 February 27, 2018 meeting by Mr. Pillo and seconded by Ms. Williams; all present were in favor.

SUBDIVISIONS & SITE PLANS

MJ-28-1-12R/SP-28-2-12R

Lakes of Pine Hill

Pine Hill

Bob Washburn, Esq., and Mike Brown, PE, were present for the application.

The following application is a revision to a previously heard application. This application was heard before the Camden County Planning Board in June 2012. This application was never sent an approval letter as conformance items from the June 19th, 2012 County Engineer Review letter were never completed. The applicant since that time has revised the application and is currently seeking approval for the amended application.

The revised plans reconfigure lot lines, relocate and reduced the number of units, to create a total of 88 lots; 85 for the townhouse units, 3 for open space and an 18.58-acre remainder lot consisting mostly of the existing lake, wetlands and a new stormwater management basin. The overall unit count has been reduced to 85 from the 90 units previously approved.

The existing site is a former gravel pit with wetlands extending along the northern portion of the site and a lake to the northwest. The property is generally bounded by a Conrail rail line to the west, residentially zoned land and residences to the north and northeast, a vacant commercially zoned property to the east and Berlin-Cross Keys Road (CR 689) to the south.

The applicant had previously received Planning Board approval to construct 90 townhouse-type dwelling units on a 29.7-acre site in the Borough of Pine Hill, just off Berlin-Cross Keys Road (CR 689). The applicant also received approval to create a total of 94 lots; 90 for townhouse units, one for a pumping station, 2 for open space and an 18.74-acre remainder lot consisting mostly of the existing lake, wetlands and a new stormwater management basin. The property also currently contains some road curbing and utility and drainage improvements that were constructed under a previous approval for 51 age-restricted detached dwellings. Much of the utility infrastructure has already been constructed and a 15" concrete pipe drains the pond to the

northwest of the site. The applicant intends to utilize the same street layout as in the previous approval and to use some of the existing improvements already constructed.

They received NJDEP approval. Agree with all the County Engineer's comments. Requesting waivers where needed.

Conform with "All sidewalk and curb within County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced.

Put depressed curb in with apron for the emergency entrance even though don't want it used for use.

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

M-36-1-18/SP-36-3-18

Enterprise Building Materials

Winslow

Brian Callaghan, Esq., Terry Combs, PE, and Dave Shropshire, PE and James DiNatalie, Owner were present for the application.

The applicant is proposing to subdivide the 38.2+ acre track into two (2) lots. Proposed Lot 2 will contain all of the existing and proposed improvements and would be roughly rectangular in shape with 858 LF of frontage along Cedarbrook Road (Cr. 561). The applicant proposed to develop a transport and storage facility for asphalt products with eleven (11) storage tanks. An existing 35,000 sq. ft. building will be utilized as a warehouse and office building for the facility. Two rail spurs are proposed to be extended into the site to receive shipment of asphalt products. Existing access drives along Cedarbrook Road will remain unchanged.

This company is for material that creates asphalt. The above ground tanks are for storage of this material of the product. The tanks are made of steel.

Two rail spurs are proposed to be extended into the site to receive shipment of asphalt products.

They received all approvals. Flood Hazzard permit. Local approval.

30 to 35 peak hour traffic. 50 trucks in and out trips during the day. Tankers bring it in on the rail Room for 20 Rail tankers to bring it in. Tanker trucks to take it out.

They agree with all County Engineer's comments.

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

SP-36-2-18

Algo Office Building

Winslow

Vincent Cieslik, Esq., and Terry Combs PE, were present for the application.

The applicant has proposed to construct a 5,000-square foot office building and associated site improvements on Block 101, Lot 12 in the Township of Winslow. The property consists of 3.836 acres on the northeast side of the intersection of Berlin-Cross Keys Road (County Route No. 689) and Surrey Avenue, a Township street. The site contains a vehicle storage parking lot which will remain, and an existing one-story dwelling accessed from the County Highway, which is to be removed.

The proposed office building will be served by a new parking lot containing 25 parking spaces. The parking lot will be accessed from Surrey Avenue, a Township street. The improvements within the County right-of-way will be limited to the removal of the access driveway for the existing dwelling and the replacement of depressed curb with full height concrete curb.

This will be an internet auto sales facility. 10 -15 employees. Received approval from Winslow but no resolution yet.

They agree with all County Engineer's comments.

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

SP-8-8-18

Resin Tech

Camden

Kevin Sheehan, Esq., Chad Gaulrapp, PE, and Beth Allen, PE were present for the application.

The applicant seeks approval to construct a 168,265 sq.ft. building containing 93,721 sq. ft. of manufacturing space, 23,489 sq. ft. of office space, and 51,055 sq. ft. of warehousing space. The proposed development is for contract packing services to clients that include retail shrink wrapping and poly bundling. Proposed site improvements include 231 parking spaces, loading berths, fencing, and stormwater management.

Federal & 19th Streets. This is a filter manufacturing facility. This will be the main headquarters which is moving from Berlin Twp.

Received approval. Agree with County Engineer's comments

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

SP-8-7-18

Action Pak

Camden

Kevin Sheehan, Esq., Chad Gaulrapp, PE, and Beth Allen, PE were present for the application.

The applicant seeks site plan approval to construct an approximately 170,094 sq. ft. building containing approximately 98,377 sq. ft. of manufacturing, 11,504 sq.ft. of office space and 60,213 sq.ft. of warehouse space. Existing building structures will be demolished. Proposed manufactured items include a variety of ion exchange resins for water and wastewater treatment, including deionization, softening, metals recovery, product purification, resource recovery and pollution control. Site improvements include 131 standard parking spaces, 10 trailer parking spaces, 17 loading berth, landscaping, stormwater management, and road widening.

River & State Street. Shift work with 150 employees.

Agree with the County Engineer's comments.

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

Additional Items for Approval:

Regional Planning Districts Map – A motion was made by Mr. Schina and seconded by Mr. Pillo; all present were in favor.

PUBLIC COMMENTS

None.

CHAIRMAN'S REPORT

None.

ATTORNEY'S REPORT

None.

COUNTY ENGINEER'S REPORT

Consultants wrote the review letters.

COUNTY PLANNING REPORT

Review of public comments received.

NEW BUSINESS

None.

OLD BUSINESS

None

ADJOURNMENT

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

Respectfully Submitted,
Carol Sigman
Land Development & Review Clerk

STAFF REPORT MEETING OF:	RE:	Branch Village Phase 3 and 4
	Plan:	MJ-8-1-18/SP-8-10-18 and SP-8-9-18
	Municipality:	Camden
	Applicant:	Branch Townhomes II Urban Renewal, LLC
	Abuts County Route:	N/A , Ferry Ave. (603)

Subdivision and Site Plan - MJ-8-1-18/SP-8-10-18 - Camden county Planning Board does not have comments as this is not on a County Rd and does not impact County owned Stormwater Facilities. State law require the review and approval of all subdivisions and site plans that propose "multifamily structures containing five or more units" NJSA 40:27-6.6

The applicant is seeking to subdivide a portion of existing Block 551, Lot 1 into five (5) new lots, with new 50" wide right-of-way for Budd Street running east-west and Holmes Way running north-south within the development.

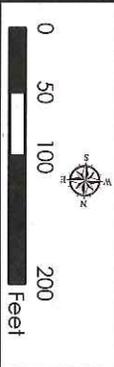
The applicant is seeking site plan approval for the development of 75 affordable units contained with in 11 3 story townhouse buildings, a 3,117 sq.ft. maintenance building and a 2,500 sq.ft. addition to existing proposed community building.

Site Plan SP-8-9-18 - Ferry Ave. (603)

Applicant is seeking approval for the development of 58 garden style affordable apartment units constrained within 26,046 sf residential building on proposed Block 551.07, Lot 1.



Project Name		
Branch Village Phase III		
Block	Lot	Town
551	Part of 1	Camden

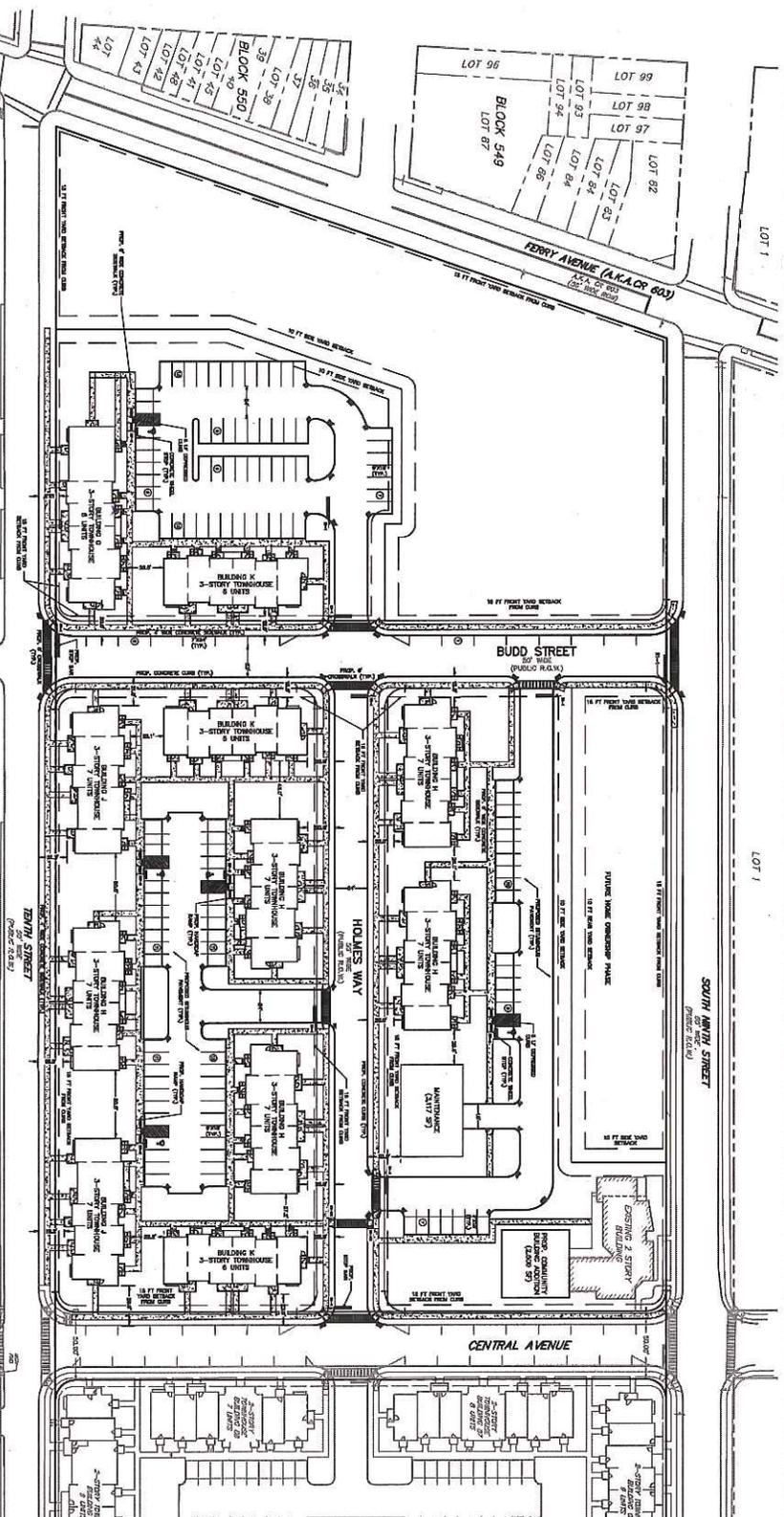


1. ALL DIMENSIONS SHOWN ARE BASED ON THE 2018 AS-BUILT RECORDS OF THE PROJECT. THE DIMENSIONS OF THE EXISTING STRUCTURES AND UTILITIES ARE SHOWN FOR REFERENCE ONLY. THE DIMENSIONS OF THE PROPOSED STRUCTURES AND UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE DIMENSIONS OF THE PROPOSED STRUCTURES AND UTILITIES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
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PROJECT NAME:	Block 551.06, Lot 1	Zone:	R-3 Single / Conventional Residential
Project Type:	Multi-Family Residential	Map:	Map 2018-001
Minimum Lot Area	3,000 SF	Minimum Lot Area	3,000 SF
Minimum Lot Width	20 FT	Minimum Lot Width	20 FT
Minimum Height	3 STORIES/12 FT	Minimum Height	3 STORIES/12 FT
Minimum Front Yard Setback	10 FT	Minimum Front Yard Setback	10 FT
Minimum Side Yard Setback	5 FT	Minimum Side Yard Setback	5 FT
Minimum Rear Yard Setback	5 FT	Minimum Rear Yard Setback	5 FT
Minimum Building Coverage	60%	Minimum Building Coverage	60%
Minimum Building Separation	40 FT	Minimum Building Separation	40 FT

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MdAtlantic
 Engineering & Construction, Inc.
 1000 N. 10th Street, Suite 200
 Camden, NJ 08102
 Phone: 856-963-1100
 Fax: 856-963-1101
 Email: info@mdatlantic.com

PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
 BLOCK 551.06, LOT 1
 BLOCK 551.06, LOT 1
 BRANCH VILLAGE PHASE III
 OVERALL LAYOUT PLAN
 SITUATED IN
 CAMDEN CITY, CAMDEN COUNTY, NEW JERSEY

William J. Parkhill II, P.E.
 William J. Parkhill II, P.E.
 PROFESSIONAL ENGINEER
 No. 12, No. 001,345

DATE:	04/13/18	SCALE:	1" = 40'
PROJECT NO.:	MDC-171	DRAWN BY:	3-Layout.dwg
DESIGNED BY:	KES	CHECKED BY:	KES
DATE:	04/13/18	SCALE:	1" = 40'
PROJECT NO.:	MDC-171	DRAWN BY:	3-Layout.dwg
DESIGNED BY:	KES	CHECKED BY:	KES



S 9th St

Jefferson St

Miller St

Ferry Ave

Branch Village Dr

S 10th St

Project Name

Branch Village Phase IV

Block

551

Lot

Part of 1

Town

Camden



0 20 40 80 Feet

camdencounty
Making It Better, Together.



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

**COUNTY PLAN:
SP-8-9-18**

Centerville Low Rise Urban Renewal

PROJECT NAME

Camden City

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X SITE PLAN

PLATE: _____

REVISE AS NOTED

____ PRELIMINARY PLAN

BLOCK: 551

____ OTHER

LOT (s): 1

NAME: Centerville Lowrise Urban Renewal LLC

ADDRESS: 3 East Stow Road, Suite 100

CITY: Marlton **STATE:** NJ **ZIP:** 08053

SITE ABUTS COUNTY HIGHWAY: Ferry Ave (CR 603)

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

GENERAL

The applicant is seeking approval for the development of 58 garden apartment-style affordable units contained within a 26,064 square foot residential building on Proposed Block 551.07, Lot 1.

The following documents have been reviewed:

1. Preliminary & Final Site Plan entitled Branch Village Phase IV prepared by MidAtlantic Engineering Partners, LLC; dated April 13, 2018.
2. Stormwater Management Narrative for Branch Village Phase III & IV prepared by MidAtlantic Engineering; dated April 10, 2018.
3. Boundary and Topographic Survey for Block 551.02, Lot 1 Branch Village Phase III prepared by MidAtlantic Engineering; dated March 29, 2018.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Ferry Avenue (CR 603) has a proposed right-of-way of 50 feet, with an existing right-of-way of 50 feet. In accordance with Section 3.1.1, a roadway easement dedicated to Camden County is not required.
2. 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.
 - a. Due to the changes proposed to the County roadway, sight triangles in accordance with AASHTO standards should be shown at the intersection of South Ninth Street and Ferry Avenue (CR 603) and the intersection of Tenth Street and Ferry Avenue (CR 603).
 - b. In accordance with Section 3.3.1.6, off-street parking shall not be permitted or placed in such a manner as to restrict intersection corner sight distance from an adjacent intersecting street.
 - c. If any easements are located within private property, the applicant shall be required to submit a deed of sight triangle easement for review prior to filing and document that the easement has been filed prior to final County approval.

SITE PLAN

1. The Site Plan set should be revised to include plan sheets for improvements within the County right-of-way in accordance with Section 2.6. County road improvement plans shall include, but not be limited to demolition, construction, grading, roadway profiles and cross sections, and signing and striping.
 - a. A Demolition Plan should be provided clearly showing all improvements to be removed within the County right of-way.
 - b. The profile grades along Ferry Avenue (CR 603) and the roadway widening should be provided in accordance with Section 3.3.1.10.B.
 - c. The County road improvement plans should include a 2" asphalt overlay along the development frontage from the existing centerline to the new curb line in accordance with Section 3.4.8.
 - d. A Striping and Signage Plan should be provided to indicate all proposed traffic signs and traffic markings in accordance with Section 3.3.1.14 and Section 3.3.1.16, respectively.
 - e. A Maintenance and Protection of Traffic Plan should be provided for the proposed improvements within the County right-of-way.
 - f. The County Improvement plans should include handicap curb ramps along the applicant's frontage at the intersections of Ferry Avenue and 9th Street and Ferry Avenue and 10th Street.
 - g. All hc ramps designs should be in conformance with NJDOT standard details. If the accessible standards cannot be met, an NJDOT technical infeasibility form may be provided by the designer.
2. The Site plan, Sheet 3, should be revised to include the location of existing curb, existing utility poles, existing water valves, existing fire hydrants, existing utility locations, etc.

3. The application proposes parallel parking along Ferry Avenue (CR 603). The proposed on-street parking does not include ADA accessible parking spaces. The applicant should revise the plan to include the location of accessible parking spaces and signage along Ferry Avenue or within 200 feet of the main entrance.
4. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative.
5. Camden County will defer to the City of Camden regarding landscaping along Ferry Avenue.

TRAFFIC

1. The municipal engineer letter dated May 1, 2018 requires a traffic impact assessment.
2. The owner or applicant's professionals should be prepared to present the traffic impact to Ferry Avenue (CR 603) from the proposed apartment building, including the number of residential apartments, and the anticipated number of trips during the peak hours.

UTILITIES

1. The sanitary sewer connection is proposed on Ferry Avenue (CR 603). Two (2) service laterals will be installed within the County right-of-way connecting to an existing sewer main running along Ferry Avenue (CR 603). A road opening permit will be required.
2. The potable water and fire connections will be made on Ferry Avenue (CR 603). The existing water main is located on the southern side of the roadway. A road opening permit will be required.
3. The County Road Improvement plans should include mill and pave of the north side of ferry avenue for the storm, water, fire and sanitary connections.
4. There are existing utility poles along Ferry Avenue (CR 603) that appear to be impacted by the proposed road widening. The applicant should revise the plans to indicate poles to be relocated. In accordance with Section 3.4.12, the applicant must provide a letter to the County stating that the utility company approves the location of the utility poles.
5. The proposed gas connection should be indicated on the plans.

STORMWATER MANAGEMENT NJAC 7:8

1. The applicant is decreasing the impervious coverage by 0.05 acres and does not meet the definition of major development under the stormwater regulations. Stormwater improvements as required under NJAC 7:8 are not required.
2. The proposed improvements will maintain the same drainage patterns that currently exist. Roof runoff is either directed to downspouts that are connected to the existing catch basins that will continue to discharge to the public combined system which runs through the site towards Central Avenue or toward Ferry Avenue into the existing sewer main.

DETAILS

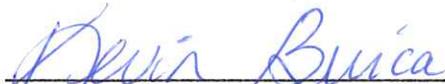
1. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
2. The difference of elevation between the existing centerline of the County Highway and the new gutter line is to be as near to a 2.22% grade as possible.
3. The following County standard details are required for improvements in the County right-of-way:
 1. Standard Depressed Concrete Curb
 2. Standard Vertical Concrete Curb Taper
 3. Standard Pavement Marking Legend
 4. Hot Mix Asphalt Pavement
 5. Roadway Widening Roadway Restoration for Curb Installation
 6. Concrete Pavement Repair (Longitudinal Joint)
 7. Concrete Pavement Repair (Full Depth and Transverse Expansion)
 8. Concrete Pavement Repair
 9. Concrete Pavement Repair (Concrete Vertical Curb Monolithic with Concrete Base Course)
 10. Composite Asphalt Over Concrete Road Restoration

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 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
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: ncangelosi@tmo.com
Applicant Attorney: eszulewski@parkermccay.com, ksheehan@parkermckay.com
Applicant Engineer: kshelly@midatlanticeng.com
Municipal Planning Board Secretary: development@ci.camden.nj.us
Municipal Review Engineer: timothy.staszewski@rve.com

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

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

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Branch Village Phase III

Project Address (if applicable) & Municipality: Camden City

Abuts County Road: N/A County Route No.: N/A

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: Residential (R-2)

Block(s): 551

Variance(s) Required: N/A

Lot(s): part of Lot 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-8-10-18
MS-8-1-18
SP-8-10-18

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Branch Townhomes II Urban Renewal LL Phone: 856-355-1573 Fax: _____

Address: 3 East Stow Road, Suite 100 Town & State: Marlton, New Jersey

Email: ncangelosi@tmo.com Zip.: 08053

Attorney: Kevin D. Sheehan, Esq. Phone: 856-985-4020 Fax: 856-552-1427

Address: 9000 Midlantic Dr, Suite 300 Town & State: Mt. Laurel, New Jersey

Email: ksheehan@parkermccay.com Zip.: 08054

Engineer: Kevin Shelly, P.E. -Midlantic Phone: (609) 910-4450x1006 Fax: (609) 910-4467

Address: 5 Commerce Way, Suite 200 Town & State: Hamilton, NJ

Email: kshelly@midatlanticeng.com Zip.: 08691

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: The Applicant is seeking to subdivide a portion of existing Block 551, Lot 1 into five (5) new lots, with new 50' wide right-of-ways for Budd Street running east-west and Holmes Way running north-south within the development. The Applicant is seeking site plan approval for the development of 75 affordable units contained within 11 3-story townhouse buildings, a 3,117sf maintenance building and a 2,500sf addition to the existing proposed community building.

Increase in Impervious Coverage?: YES NO Total Increase or Decrease: 0.05acres

Total Amount of Land Disturbed: currently developed land - no new disturbance

Total Gross SF of all Buildings/ Development: 91,219sf total

Total New Residential Units: 75

Total New Jobs Created: Undetermined

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? 5

Size of Existing Lot(s): 15.55 acres

Portion to be Subdivided: Proposed Block 551.07, Lot 1 containing 1.80 acres, Proposed Block 551.06, Lot 1 containing 1.18 acres, Proposed Block 551.05, Lot 1 containing 2.05 acres, Proposed Block 551.04, Lot 1, containing 1.64 acres and Proposed Block 551.03, Lot 1 containing 0.56 acres

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: Branch Townhomes II Urban Renewal LLC

Signature of Applicant: Erin Szulewski Date: 5/4/18
Erin A. Szulewski, Esq. - Attorney for Applicant

Agent Completing Application: Erin A. Szulewski, Esq., Parker McCay P.A.

Signature of Agent: Erin Szulewski Date: 5/4/18

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-8-10-18
MS-8-1-18

Stamp Date Received Below



**DISCLOSURE STATEMENT PURSUANT
TO N.J.S.A. 40:55D-48.1**

The owners of 10% or more of Applicant – Branch Townhomes II Urban Renewal LLC are:

Branch Village Family-Michaels, LLC (99%)
3 East Stow Road, Suite 100
Marlton, New Jersey 08053

Andrew J. Bocchino (1%)
354 Broome St
New York, NY 10013

The owners of 10% or more of Branch Village Family-Michaels, LLC are:

Michael J. Levitt
236 N. Derby Ave., #1004
Ventnor, NJ 08046

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: Branch Village Phase IV

Project Address (if applicable) & Municipality: Camden City

Abuts County Road: N/A County Route No.: N/A

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: Residential (R-2)

Block(s): 551

Variance(s) Required: N/A

Lot(s): part of Lot 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 8-9-18

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Centerville Lowrise Urban Renewal LLC **Phone:** 856-355-1573 **Fax:** _____
Address: 3 East Stow Road, Suite 100 **Town & State:** Marlton, New Jersey
Email: ncangelosi@tmo.com **Zip.:** 08053

Attorney: Kevin D. Sheehan, Esq. **Phone:** 856-985-4020 **Fax:** 856-552-1427
Address: 9000 Midlantic Dr, Suite 300 **Town & State:** Mt. Laurel, New Jersey
Email: ksheehan@parkermccay.com **Zip.:** 08054

Engineer: Kevin Shelly, P.E. -Midlantic **Phone:** (609) 910-4450x1006 **Fax:** (609) 910-4467
Address: 5 Commerce Way, Suite 200 **Town & State:** Hamilton, NJ
Email: kshelly@midatlanticeng.com **Zip.:** 08691

Proposed Use (please check all that apply):

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

Project Description & Statistics:

Short Description of Project: The Applicant is seeking approval for the development of 58 garden apartment-style affordable units contained within a 26,046sf residential building on Proposed Block 551.07, Lot 1.

Increase in Impervious Coverage?: YES NO **Total Increase or Decrease:** 0.05acres
Total Amount of Land Disturbed: currently developed land - no new disturbance
Total Gross SF of all Buildings/ Development: 26,046sf total
Total New Residential Units: 58
Total New Jobs Created: Undetermined

SP-8-9-18

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): N/A

Portion to be Subdivided: N/A

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: Centerville Lowrise Urban Renewal LLC

Signature of Applicant: Erin Szulewski Date: 5/4/18
Erin A. Szulewski, Esq. - Attorney for Applicant

Agent Completing Application: Erin A. Szulewski, Esq., Parker McCay P.A.

Signature of Agent: Erin Szulewski Date: 5/4/18

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-8-9-18

Stamp Date Received Below

**DISCLOSURE STATEMENT PURSUANT
TO N.J.S.A. 40:55D-48.1**

The owners of 10% or more of Applicant – Centerville Lowrise Urban Renewal LLC are:

Branch Village Family-Michaels, LLC (99%)
3 East Stow Road, Suite 100
Marlton, New Jersey 08053

Andrew J. Bocchino (1%)
354 Broome St
New York, NY 10013

The owners of 10% or more of Branch Village Family-Michaels, LLC are:

Michael J. Levitt
236 N. Derby Ave., #1004
Ventnor, NJ 08046

SP-8-9-18

STAFF REPORT MEETING OF:	RE:	Reserve at Grace
	Plan:	SP-31-2-18/MJ-31-1-18
	Municipality:	Somerdale
	Applicant:	Reserve at Grace, LLC.
	Abuts County Route:	N/A

Subdivision- Property is being divided into 4 different lots.

Site Plan - The developer proposes to redevelop the existing church and school into a 75-seat restaurant, demolish half of the existing school to then build a total of 83 apartments with a parking garage underneath, and build two new mixed use buildings with 7600 sq.ft of retail and apartments.

Stormwater system connects to County system in Somerdale Road.



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

**COUNTY PLAN:
SP-31-2-18/
MJ-31-1-18**

The Reserve at Grace
PROJECT NAME

Somerdale
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X SITE PLAN

PLATE: 7

 PRELIMINARY PLAN

BLOCK: 118

x OTHER

LOT (s): 4-11 and 20-24

NAME: The Reserve at Grace, LLC

ADDRESS: 2001 College Drive

CITY: Clementon **STATE:** NJ **ZIP:** 08021

SITE ABUTS COUNTY HIGHWAY:

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

GENERAL

The developer proposes to redevelop the existing church and school into a 75-seat restaurant, demolish half of the existing school to then build a total of 83 apartments with a parking garage underneath, and build two new mixed use buildings with 7600 s.f. of retail and apartments.

The following documents have been reviewed:

1. Site plan entitled Reserve at Grace prepared by ARH; dated 4/25/2018.
2. Stormwater Management Report for Reserve at Grace, prepared by ARH; dated 4/25/2018
3. Traffic Impact Analysis for Reserve at Grace, prepared by HCA, dated 4/46/2018
4. Land Title Survey for Block 118 Lots 4-11 and 20-24, prepared by ERI dated 12/14/2017
5. Major Subdivision Plan for Block 118 Lots 4-11 and 20-24, prepared by ARH, dated 4/26/2018.

SITE PLAN

1. The applicant is not proposing any improvements in the County right-of-way.
2. The proposed site fronts on the municipal street of Hilltop Avenue that drains to the County drainage system on Somerdale Road (CR 678).
3. The plan Sheet 12 should be revised to show Somerdale Road as CR 678.

STORMWATER MANAGEMENT NJAC 7:8

1. The applicant is proposing a combination underground and above ground detention stormwater system to handle the stormwater runoff from the proposed improvements. A stormwater management system has been provided to meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge. The following items are noted in relation to the stormwater report:
 - a. The stormwater report should be revised to specifically address the pre and post peak rates of flow to Hilltop Avenue and compare the peak rate of flow for all design storms between existing shed E3 and the combination of proposed all drainage sheds (D3, D4 and D5) that flow toward Hilltop and then toward Somerdale Road.
 - b. The drainage calculations assume that all roof runoff from the proposed building improvements will flow toward the municipal drainage shed at Glenwood Avenue. The drainage shed toward the basin should be revised to include the runoff from the roof drains being split at the center of the building.
2. Camden County recently improved Somerdale Road (CR 678) between the White Horse Pike and the border with Voorhees Township. The applicant should be aware the Somerdale Road is under moratorium until September 12, 2019. The plans should be revised to include mill and pave from curb to curb within 50 feet in both directions from any road openings within Somerdale Road.
3. Somerdale Road experiences flooding at the culvert downstream of the applicants proposed connection at the intersection of Hilltop Avenue and Somerdale drive. The applicant must demonstrate the reduction in peak flows to the County drainage system from the proposed connection. If the peak 10 and 25 year storm flows are not reduced, the applicant's engineer must demonstrate that the existing County storm pipe system has the capacity to handle the runoff directed into the County storm pipe system under the 25-year storm conditions with no overland relief and under the 10 year storm conditions if overland relief is available without surcharging onto the roadway surface.
4. The applicant is proposing 16" ductile iron pipe connecting into the County storm system at the intersection of Hilltop Avenue and Somerdale Road (CR 678) as shown in the attached photo. The following is noted in relation to the connection into the County drainage system:
 - a. The Profile Plan Sheet 12 should be revised to show the invert of the proposed 16" DIP connection at the corner of the drainage structure.
 - b. The proposed location for the connection at the corner of the drainage inlet is not

acceptable. It appears that the connection will also be at the bottom elevation of the inlet which is the structural corner where the bottom slab and two sides of the structure meet. The designer should review alternative design options for the connection.

- c. In order to construct the storm pipe, the sidewalk and handicap ramp in the County right-of-way will need to be removed and rebuilt. The plans should include all details necessary.
- d. In order to maintain the storm pipe connection, a drainage easement ten feet wide on both sides of the pipe should be shown on the plan.
- e. If required, a legal description for the drainage easement should be prepared by a licensed land surveyor.
- f. If required, the drainage easement must be filed with the County clerk prior to County approval.

5. 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.

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

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:
 1. Standard 8"X9"X18" Concrete Vertical Curb
 2. Standard Monolithic Concrete Curb and Gutter
 3. Standard Depressed Concrete Curb
 4. Standard Concrete Sidewalk
 5. Hot Mix Asphalt Pavement
 6. Typical Roadway Restoration for Curb Installation
 7. Trench Restoration in HMA Pavement
3. The plan should include a detail for the handicap ramp in the Camden county right-of-way meeting the standards of the Proposed Accessibility Guidelines for pedestrian Facilities in the Public Right-of-way dated July 26, 2011.

ADMINISTRATIVE

4. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
5. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
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
7. 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.

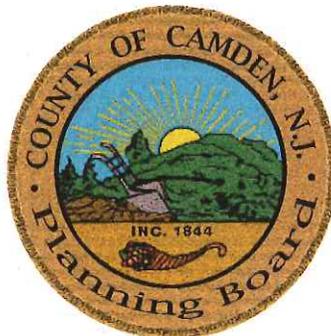
The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or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



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



DATE



Cc: Applicant: srikanthharsha@hotmail.com
Applicant Attorney: david@wollmanlawfirm.com
Applicant Engineer: twilk@arh-us.com
Municipal Planning Board Secretary: mmiller@somerdale-nj.com
Municipal Review Engineer: Charles Riebel CRiebeljr@somerdale-nj.com

Google Maps 98 W Somerdale Rd

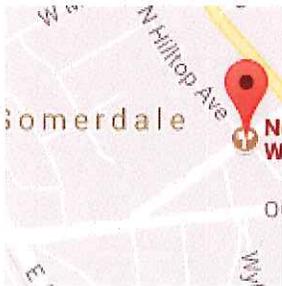


Image capture: Aug 2017 © 2018 Google

Somerdale, New Jersey

Google, Inc.

Street View - Aug 2017



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: The Reserve at Grace

Project Address (if applicable) & Municipality: 35 North White Horse Pike, Somerdale

Abuts County Road: Somerdale Road County Route No.: 678

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): Plate 7

Existing Zoning: PC-RD

Block(s): 118

Variance(s) Required: _____

Lot(s): 4-11 & 20-24

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.

MS-31-1-18
SP-31-2-18

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: The Reserve at Grace, LLC Phone: (862)-579-5059 Fax: _____

Address: 2001 College Drive Town & State: Clementon, NJ

Email: srikanthharsha@hotmail.com Zip.: 08021

Attorney: David Wollman Esq. Phone: _____ Fax: _____

Address: 200 Haddonfield Berlin Road Suite 102 Town & State: Gibbsboro, NJ

Email: david@wollmanlawfirm.com Zip.: _____

Engineer: Theodore Wilkinson Phone: (609)-561-0482 Fax: _____

Address: 215 Bellevue Ave Town & State: Hammonton, NJ

Email: twilk@arh-us.com Zip.: 08037

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: This project proposes to convert the existing church into a 75 seat restaurant, demolish half of the existing school to then build apartments with a parking garage underneath, and build two new mixed use buildings with 7600 s.f. of retail and apartments.

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: .811 acres

Total Amount of Land Disturbed: 4.70 acres

Total Gross SF of all Buildings/ Development: 1.06 acres

Total New Residential Units: 83

Total New Jobs Created: _____

MS-31-1-18
SP-31-2-18

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? 4

Size of Existing Lot(s): 4.70 acres

Portion to be Subdivided: 4.70 acres

Municipal Use:

Title of Municipal Official: _____

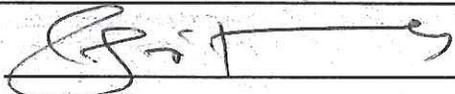
Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: Srikanth Sankar

Signature of Applicant:  Date: 5/24/18

Agent Completing Application: Theodore Wilkinson, PE

Signature of Agent: _____ Date: _____

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

MS-31-1-18
SP-31-2-18

CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: The Respite at Grace

Is the Company a Corporation? YES / NO

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

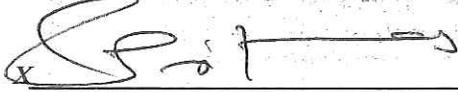
Is the Company a Partnership? YES / NO

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
<u>Srikanth Sankar</u>	<u>2001 college Dr Suite 11, Clementon, NJ</u>	<u>owner</u>
<u>Joe Lauletta</u>	<u>2001 college Dr, Suite 11, Clementon, NJ</u>	<u>owner</u>
<u>Frank Lauletta</u>	<u>2001 college Dr, Suite 11, Clementon, NJ</u>	<u>owner</u>
<u>Sal Lopresti</u>	<u>2001 college Dr, Suite 11, Clementon, NJ</u>	<u>owner</u>
<u>Frank Punaro</u>	<u>2001 college Dr, Suite 11, Clementon, NJ</u>	<u>owner</u>
<u>Val Fichera</u>	<u>2001 college Dr, Suite 11, Clementon, NJ</u>	<u>owner</u>

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


Signature of Owner & Title

5/24/18
Date

X _____
Signature of Owner & Title

Date

SP-31-0-18
MS-31-1-18

STAFF REPORT MEETING OF:	RE:	Alzheimer Special Care Center
	Plan:	M-12-1-18/SP-12-7-8
	Municipality:	Cherry Hill
	Applicant:	Cherry Hill Care Group, LLC
	Abuts County Route:	Evesham Rd. (Cr.544)

Applicant is proposing to subdivide the 24.9 acre property into 2 lots. Lot 2 A will be 21.08 acres and contain the existing Synagogue parcel and expanded parking facilities. lot 2B will be 3.82 acres and entail the development of an Alzheimer Special Care Center. This is an assisted living facility with 55 units and 66 bed employing 40 full time employees.



Project Name
Cherry Hill Care Group

Block
519.11

Lot
2

Town
Cherry Hill

519.11
2

Evesham Rd

Acadia Dr

Brendenwood Dr

Reregine Dr

Kate Ct

Toddlers Ln

E Partridge Ln

Brick Rd

Cherrywood Ct

Sandingham Rd

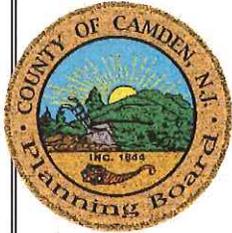
Monterey Ave

Hill Dr

Nathaniel Ave



camden county
Making It Better, Together.



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

**COUNTY PLAN:
SP-12-7-18
M-12-1-18**

Cherry Hill Care Group, LLC
PROJECT NAME

Township of Cherry Hill
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

SITE PLAN

PLATE: 309

1st Review

PRELIMINARY PLAN

BLOCK: 519.11

OTHER

LOT (s): 2

NAME: Cherry Hill Care Group, LLC

ADDRESS: 850 East Evesham Road

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

SITE ABUTS COUNTY HIGHWAY: Evesham Road (CR 544)

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

GENERAL

The applicant is seeking approval for Preliminary and Final Major Site Plan with a Minor Subdivision. The existing property is 24.9 acres and is developed with the Congregation M'kor Shalom Synagogue. The applicant proposes the subdivision of the existing property into two (2) lots to accommodate the proposed Cherry Hill Alzheimer's Special Care Center.

The applicant proposes the existing lot be reduced in size to 924,508 square feet to create a new 169,190 square foot lot. The proposed use is a 66-bed inpatient Alzheimer's facility, consisting of a 1-story, 35,073 square foot building with two (2) courtyards of 41,081 square feet and 1,537 square feet. Three (3) stormwater basins are proposed, which include an extended detention basin, an underground infiltration basin, and a bio-retention basin. Additional modifications to the traffic signal on Evesham Road, parking area, landscaping, site lighting, and other minor modifications are proposed.

The site is located in the IN (Institutional) Zoning District, and is bounded by Evesham Road (CR 544). The site borders single family residential properties to the North and West and residential and commercial uses to the South and East.

The following documents have been reviewed:

1. Preliminary and Final Major Site Plan for Cherry Hill Alzheimer's Special Care Center, prepared by Kimley-Horn and Associates, Inc., consisting of 29 sheets dated April 4, 2018.
2. ALTA/NSPS Land Title Survey for the Congregation M'kor Shalom Property, prepared by Shaheed A. Smith Geospatial, LLC, dated November 9, 2017 and revised to April 3, 2018.
3. Stormwater Management Study for Alzheimer's Special Care Center, Prepared by Kimley-Horn and Associates, Inc., dated April 2, 2018.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Evesham Road (CR 544) has a proposed right-of-way of 74 feet, with an existing right-of-way of 66 feet. In accordance with Section 3.1.1 the applicant is required to provide an additional four-foot (4') road widening easement from the centerline of Evesham Road along the applicant's frontage.
 - a. The Site Plan Sheet C-200 delineates the four foot road widening 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.
2. 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 and at driveways as determined to be necessary by the County Engineer.
 - a. The Landscape Plan Sheet L-100 indicates the sight triangles at the driveway onto Evesham Road.
 - b. The metes and bounds description of the sight 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 sight easement must be provided to the County Planning Department prior to issuance of final approval.

SITE PLAN

1. The applicant is proposing changes to the lane widths at the site driveway at the existing signalized intersection. The existing intersection includes the site entrance, Evesham Road (C.R. 544) and Brendenwood Drive. Although changes to the existing lane layout are proposed, the applicant is not proposing any significant new improvements in the County right-of-way at the site access.
2. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative."

3. The Site Plan Sheet C-200 should be revised to document the existing curb radius is in conformance with County Section 3.3.1.10.D which requires a minimum radius of 15 feet for two lane ingress and egress.
4. A technical waiver is required from Section 3.3.1.10.C to permit the existing width of the driveway to remain at 47 feet where the maximum width of the driveway for non-residential use is 45 feet. The technical design waiver is recommended.
5. In accordance with Section 3.3.1.10.F the handicap ramps in the Camden county right-of-way must meet the standards of the Proposed Accessibility Guidelines for pedestrian Facilities in the Public Right-of-way dated July 26, 2011. Additional information should be provided on the Site Plan and Grading Plan demonstrating that the curb ramps are in compliance with ADA standards within the Public Right-of-Way.
6. Utility improvements are proposed within Evesham Road, which will require a Road Opening Permit, trench restoration, pavement restoration, curb restoration and seed and topsoil within the County right-of-way. Note #11 on the Site Plan should be revised to indicate that the Road Opening Permit shall be required by Camden County.

TRAFFIC

1. The applicant should discuss the need for the modifications to the driveway approach and the impact of the driveway modification to the traffic signal.
 - a. Vehicle and truck turning plans for the intersection should be provided.
 - b. A curbed island surrounded with striping to allow vehicle and truck turning movements into and out of the site should be considered by the applicant in lieu of the wide striped island at the driveway.
2. The traffic engineer should discuss how the realignment of the inbound driveway will affect operations at the traffic signal and intersection:
 - a. The need for revised timing schedule for the traffic signal.
 - b. The inbound drive aisle does not align with Brendenwood Drive and is further from the dedicated left turn lane, which will take vehicles longer to enter the drive aisle.
 - c. How do the proposed driveway modifications impact left turning vehicles into Brendenwood Drive?
 - d. A plan showing the turning radii for both approaches should be provided to ensure that the revised layout does not create conflicting vehicle movements.
3. Revised traffic signal plans should be provided for review and approval.

STORMWATER MANAGEMENT NJAC 7:8

1. The applicant proposes an increase of impervious coverage of greater than 0.25 acres, and improvements will ultimately disturb one or more acres of land. Therefore, the project qualifies as a "major development" and must meet the requirements of the NJDEP Stormwater Management Rules NJAC 7:8. The project is located in an Urban Redevelopment Area and has

been previously developed without the re-establishment of woody vegetation. As a result, the recharge requirements of the statute do not apply.

2. The applicant has proposed a stormwater management design with an accompanying report demonstrating that the contributing area, peak flow rates, and runoff volumes have all been decreased from the previously developed conditions for each design storm in the drainage area directing flow to the County Road (Drainage Area 2). As a result, there will be no additional runoff directed into the County storm pipe system from the proposed improvements under the 25-year storm conditions with no overland relief as compared to previously developed conditions. However, it appears as though there are deficiencies within the provided stormwater model, which would require the submission of revised calculations. The following deficiencies are noted:

- a. Mottles were noted in the soil borings which may be indicative of a seasonal high water table. The basin elevations and inverts may be required to be altered as a result. Additional test pits and permeability tests will be required.
- b. The new impervious coverage indicated on the zoning table does not correspond to the impervious coverage provided in the stormwater management report.
- c. Additional hydrographs should be provided to demonstrate that the post construction runoff hydrographs for the two, 10, and 100 year storm events do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events in Drainage Area 2.
- d. Post development hydrographs should be modeled separately for impervious and pervious surfaces.
- e. Weir lengths shown on the Construction Plan do not correspond with the weir lengths in the stormwater management report.
- f. A stone area in an underground infiltration basin is being used for storage capacity although no pretreatment is provided.

3. The stormwater design is to include the permeability tests of the soils under the infiltration systems and test pits in the locations of the proposed BMPS in accordance with the NJDEP BMP manual appendix E.

4. The Stormwater Management Report shall be signed and sealed by a NJ licensed professional engineer.

5. 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.

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

MINOR SUBDIVISION

1. There are no additional comments regarding the Minor Subdivision. The applicant shall satisfy all engineering requirements outlined within this letter as a condition of approval.

DETAILS

1. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
2. The Stop Bar Detail should be revised to indicate that the striping material shall be white extruded thermoplastic.
3. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. Since Evesham 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.
4. The following County standard details are required for improvements in the County right-of-way:
 - a. Standard 8"X9"X18" Concrete Vertical Curb
 - b. Standard Concrete Sidewalk (If sidewalk replacement is required)
 - c. Trench Restoration in HMA Pavement
 - d. Asphalt Road Restoration: Gas Utility
 - e. Mill and Pave Final Restoration

ADMINISTRATIVE

1. All sections of the site plan review act are to be complied with and shall become a part of the approval.
2. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and 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.
3. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980.
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
KEVIN BECICA, PE, PP, CME, CFM
County Engineer

6/19/13
DATE



Cc: Applicant: Rachel Rudiger, rachel.rudiger@jeacorp.com
Applicant Attorney: Kevin Sheehan, Parker McCay, PA, ksheehan@parkermccay.com
Applicant Engineer: Anthony Caponigro, Kimley-Horn and Associates, Anthony.caponigro@kimley-horn.com
Municipal Planning Board Secretary: JRichman@chtownship.com , LLuciani@chtownship.com
Municipal Review Engineer: Stacey Arcari, Environmental Resolutions, Inc., sarcari@erini.com

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

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

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Cherry Hill Care Group, LLC

Project Address (if applicable) & Municipality: 850 Evesham Road, Cherry Hill Township

Abuts County Road: Evesham Road County Route No.: 544

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: IN- Institutional

Block(s): 519.11

Variance(s) Required: _____

Lot(s): 2 (subdividing into 2A and 2B)

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: Cherry Hill Care Group, LLC- represented by Rachel Rudiger Phone: 360.977.0175 Fax: _____
 Address: 5101 NE 82nd Ave Suite 200 Town & State: Vancouver, WA
 Email: rachel.rudiger@jeacorp.com Zip.: 98662

Attorney: PARKER McCay P.A- Kevin Sheehan Phone: 856.985.4020 Fax: _____
 Address: 9000 Midlantic Drive Suite 300 Town & State: Mount Laurel, NJ
 Email: ksheehan@parkermccay.com Zip.: 08054

Engineer: Anthony Caponigro Phone: 267.687.0150 Fax: _____
 Address: 50 South 16th Street, Suite 1650 Town & State: Philadelphia, PA
 Email: anthony.caponigro@kimley-horn.com Zip.: 19102

Proposed Use (please check all that apply):

- | Residential | Commercial | Industrial |
|--|---|--|
| <input type="radio"/> Single Family Detached | <input type="radio"/> Retail | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes | <input type="radio"/> Office | <input type="radio"/> Flex Space |
| <input type="radio"/> Duplex | <input type="radio"/> Restaurant/ Food Establishment | <input type="radio"/> Storage/ Warehouse |
| <input type="radio"/> Apartments | <input checked="" type="radio"/> Hospitality/ Hotel Space | <input type="radio"/> Distribution Center |
| <input type="radio"/> Condominiums | <input checked="" 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: Proposing to Subdivide the 24.9 AC Property into 2 lots. Lot 2A will be 21.08 AC. and contain the existing Synagogue Parcel and expanded parking facilities. Lot 2B will be 3.82 AC. and entail the development of an Alzheimer Special Care Center (Land Use Definition- Assisted Living Facility Permitted by Right) and associated Stormwater Management and site amenities. Overall, the site will expand parking by 28 total spaces (existing = 267, Lot 2A=258 , Lot 2B =37)

Increase in Impervious Coverage?: YES NO Total Increase or Decrease: 89,413 SF
 Total Amount of Land Disturbed: _____
 Total Gross SF of all Buildings/ Development: Lot 2A= 46,007 SF (Existing House of Worship); Proposed Lot 2B= 41,073 SF
Total New Residential Units: 55 Units/66 Beds
Total New Jobs Created: 40 Full-Time Employees

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES NO

Will new lots be created? YES NO How Many New Lots? 2

Size of Existing Lot(s): 24.9 Acres

Portion to be Subdivided: Lot 2A= 21.08 Acres; Lot 2B=3.82 Acres

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

Title of Municipal Official: _____

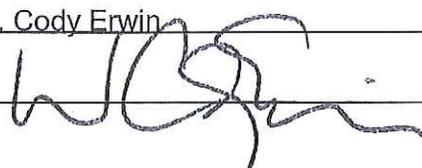
Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

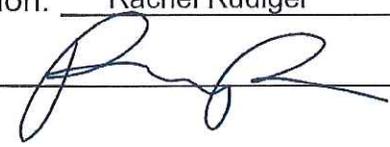
Phone Number: _____

Signatures Required:

Name of Applicant: W. Cody Erwin

Signature of Applicant:  Date: 03/28/2018

Agent Completing Application: Rachel Rudiger

Signature of Agent:  Date: 03/28/2018

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



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Congregation M'Kor Shalom

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
(PLEASE SEE ATTACHED)		

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

X [Signature] President 3/25/18
Signature of Owner & Title Date

X _____ Date

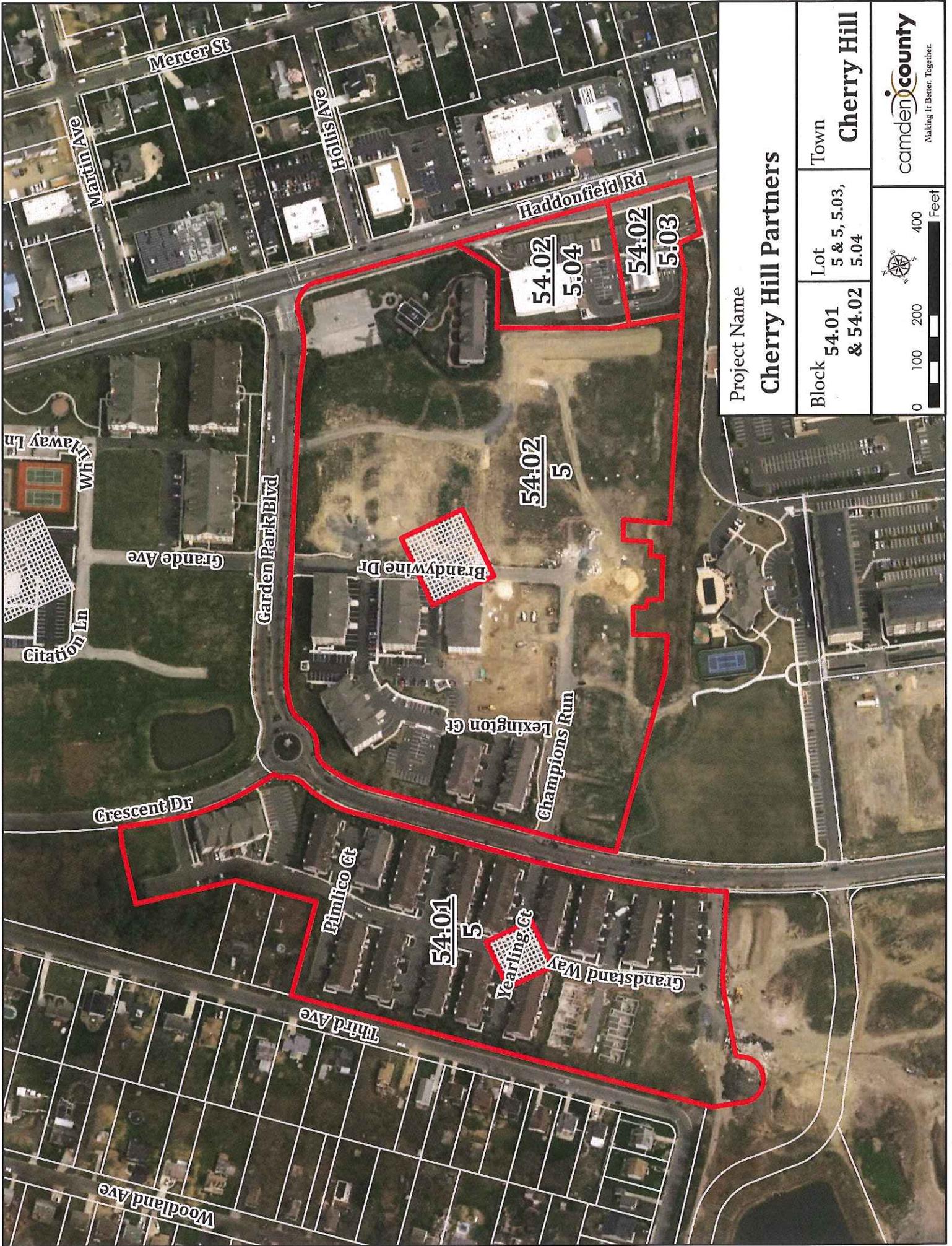
SP-12-7-18
M-12-1-18

Congregation M'kor Shalom - 2017-2018 Officers and Board of Trustees

NAME	ADDRESS	TITLE
Executive Committee (Officers)		
Steven Angstreich	1212 Herron Road, Cherry Hill, NJ 08003	President
Marlene Dworkin	207 Henfield Avenue, Cherry Hill, NJ 08003	Vice President
Marilyn Hailperin	29 Harrowgate Drive, Cherry Hill, NJ 08003	Vice President
Jason Turner	1384 Bunker Hill Drive, Cherry Hill, NJ 08003	Vice President
Tamara Kukainis	123 Brondesbury Place, Cherry Hill, NJ 08003	Co-Treasurer
Ellen Krause	161 Orchard Lane, Cherry Hill, NJ 08003	Co-Treasurer
Jill Fox	1128 Liberty Bell Drive, Cherry Hill, NJ 08003	Financial Secretary
Drew Molotsky	31 Kyle Court, Mount Laurel, NJ 08054	Secretary
Amy Brandt	27 Downing Lane, Voorhees, NJ 08043	Solicitor
Jodi Levine	33 Partridge Lane, Cherry Hill, NJ 08003	Past President
Bruce Matez	925 Pine Street, Unit 5, Philadelphia, PA 19107	Past President
Board of Trustees		
Michael Bitman	2001 Morris Drive, Cherry Hill, NJ 08003	Board Member
Kim Coffina	122 John James Audubon Way, Marlton, NJ 08053	Board Member
Doug Cohen	11 Hollybrook Way, Voorhees, NJ 08043	Board Member
Maya Afek Fair	50 Hearthstone Lane, Marlton, NJ 08053	Board Member
Andrea Fau	15 Lancelot Lane, Mount Laurel, NJ 08054	Board Member
Gabrielle Fish	432 Columbia Boulevard, Cherry Hill, NJ 08002	Board Member
Paul Fishbein	7 Heather Lane, Cherry Hill, NJ 08003	Board Member
Matthew Goldberg	1 Saddle Lane, Cherry Hill, NJ 08002	Board Member
John Hailperin	29 Harrowgate Drive, Cherry Hill, NJ 08003	Board Member
Beth Kern	8 Clearbrook Drive, Gibbsboro, NJ 08026	Board Member
Robert Kernish	244 Fir Tree Court, Marlton, NJ 08053	Board Member
Steve Levin	50 Penn Road, Voorhees, NJ 08043	Board Member
David Molotsky	1218 Chanticleer, Cherry Hill, NJ 08002	Board Member
Eric Newman	11 Pavilion Road, Voorhees, NJ 08043	Board Member
Adam Roth	21 Franklin Drive, Voorhees, NJ 08043	Board Member
Barbara Rothberg	9 Millhouse Lane, Cherry Hill, NJ 08003	Board Member
Robin Schwartz	131 Memorial Lane, Mt. Laurel, NJ 08054	Board Member
Lonnie Smoller	6 Gristmill Court, Medford, NJ 08055	Board Member
Art Treiman	31 Saint Moritz Lane, Cherry Hill, NJ 08003	Board Member
Marla Vecchio	16 Olympia Drive, Marlton, NJ 08053	Board Member
Cindy Weiner-Palmere	12 Tulane Avenue, Voorhees, NJ 08043	Board Member
Lisa Weiser	14 Banner Road, Cherry Hill, NJ 08003	Board Member
Stephanie Zinn	2011 Queen Anne Road, Cherry Hill, NJ 08003	Board Member

STAFF REPORT MEETING OF:	RE:	Cherry Hill Partners
	Plan:	MJ-12-1-18/SP-12-8-18
	Municipality:	Cherry Hill
	Applicant:	Cherry Hill Partners
	Abuts County Route:	Haddonfield Road (Cr. 644)

The applicant is proposing amendments to the prior approval for Phases 1 and 2 of The Shoppes at Park Place. The project is part of the Garden State Park site redevelopment project. The current proposal includes the addition of 63,398 square feet of retail and 3,125 square feet of restaurant space. Under the previously approved application, the total commercial area was 66,910 square feet. The layout of the internal roadways is proposed to be modified, including a modification to the existing Pier 1 / PNC Bank driveway configuration along Haddonfield Road (CR 644) to a right-in/left-in and right-out.



Project Name

Cherry Hill Partners

Block 54.01 & 54.02

Lot 5 & 5.03, 5.04

Town

Cherry Hill





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

COUNTY PLAN:

SP-12-8-18

MJ-12-1-18

The Shoppes at Park Place

PROJECT NAME

Cherry Hill Township

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE:

Sheet 105

1st Review

PRELIMINARY PLAN

BLOCK:

54.01/54.02

REVISE AS NOTED

OTHER

LOT (s):

5/5, 5.03 & 5.04

NAME: Cherry Hill Partners at Haddonfield Phase III, LLC

ADDRESS: 1260 Stelton Road

CITY: Piscataway **STATE:** NJ **ZIP:** 08854

SITE ABUTS COUNTY HIGHWAY: Haddonfield Road (CR 644)

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

GENERAL

The applicant is proposing amendments to the prior approval for Phases 1 and 2 of The Shoppes at Park Place. The project is part of the Garden State Park site redevelopment project. The current proposal includes the addition of 63,398 square feet of retail and 3,125 square feet of restaurant space. Under the previously approved application, the total commercial area was 66,910 square feet. The layout of the internal roadways is proposed to be modified, including a modification to the existing Pier 1 / PNC Bank driveway configuration along Haddonfield Road (CR 644) to a right-in/left-in and right-out.

The following documents have been reviewed:

1. Amended Phase 1 – Preliminary & Final Site Plan, Phase 2 – Preliminary & Final Site plan for Park Place at Garden State Park Proposed The Shoppes at Park Place, prepared by Bohler Engineering; dated December 12, 2017.

2. Stormwater Management Summary for Proposed Site Development, prepared for the Shoppes at Park Place, prepared by Bohler Engineering; dated December, 2017.
3. Traffic Impact Study for the Shoppes at Park Place Phase 2B Retail Center, prepared by Langan, dated February 23, 2016.
4. Traffic Impact Study for Garden State Park Phase 3B Retail Center, prepared by Langan, last revised March 29, 2017.
5. Traffic Assessment for The Shoppes at Park Place, prepared by Langan, dated December 13, 2017.
6. Supplemental Traffic Information for Cherry Hill Parcel 3B – Garden State Park, prepared by Langan, dated August 24, 2017.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Haddonfield Road (CR 644) has a proposed right-of-way of 74 feet, with an existing right-of-way of 66 feet. The plans indicate an existing roadway easement with a minimum width of approximately 14 feet along the site frontage to provide a minimum total width of approximately 80'. However, this easement does not completely enclose the proposed driveway entrance taper, sight triangle and sidewalk improvements along Haddonfield Road. The applicant is required to provide additional right-of-way through a roadway easement to include the proposed driveway taper and sidewalk along the applicant's Haddonfield Road frontage. The following is noted:
 - a. The site plan should be revised to indicate the additional 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.

TRAFFIC IMPACT STUDY

1. The Applicant's traffic engineer should be prepared to present the traffic report and the following issues with the County Planning Board members:
 - a. The findings from traffic counts conducted in November 2015,
 - b. The number of occupied residential units and square footage of commercial space occupied in November of 2015 within Garden State Park
 - c. The growth factors used to model current June 2018 traffic conditions on Haddonfield Road.
 - d. The current number of occupied residential units and square footage of occupied commercial space at this time within Garden State Park
 - e. Our office recommends that current traffic counts be taken and compared to the traffic analysis before the proposed improvements are accepted.

2. The proposed build-out year depicted in the analyses is 2017/2018. The traffic report should be modified to a realistic future year for the completion of the development.
3. The traffic impact study (TIS) incorporates the traffic volumes from the proposed Wawa development along Haddonfield Road at Town Center Drive. However, it is not clear that the traffic analysis reflects the changes proposed by the Wawa site developer to the traffic signal timings at the intersections of Garden Park Boulevard and Chapel Avenue with Haddonfield Road. Additionally, the applicant should confirm if the timings used for the analysis at the signalized intersection of Haddonfield Road, Town Center Drive and the proposed Wawa Driveway are based on the current version of their proposed timing schedule.
4. The analysis should consider vehicles traveling to and from the proposed development and the Wawa development, since we anticipate there will be interaction between the two sites.
5. The TIS should be revised to depict the bandwidth along the Haddonfield Road coordinated traffic signal system before and after development and traffic signal timing mitigation. The traffic signal timings at the intersections of Chapel Avenue, Garden Park Boulevard and Town Center Drive with Haddonfield Road should be modified as needed to enhance vehicle progression along the corridor.
6. We concur with the recommendation in the TIS that the traffic signal timings at the intersections of Chapel Avenue and Garden Park Boulevard with Haddonfield Road should be monitored and adjusted as needed upon full build out of Phases 1 and 2 to determine if phasing, timing or offset adjustments are needed. As a condition of approval, new traffic counts will be required for all future phases of development.

SITE PLAN

1. The site plans indicate the widening of Haddonfield Road to provide an entrance taper along the southbound approach to the unsignalized site driveway. In consideration of traffic speeds and volumes along Haddonfield Road and the increased traffic volume and revised geometry of the site driveway, this widening should be extended to provide a 100' deceleration lane and revised taper in accordance with 3.3.1.11 and County Standard Detail 13.
2. The site plan set should be revised to include County Improvement Plan sheets for improvements within the County right-of-way and roadway easement, including but not limited to a typical section, grading and drainage plan, roadway profile, and cross sections.
3. The Demolition Plan indicates the sawcut line along the proposed curb. The plan should be revised to indicate the sawcut line along the existing curb and to clearly indicate all improvements to be removed within the County right-of-way, including the demolition needed for the proposed deceleration lane and modifications to the County drainage system, utilities and sidewalk.

4. In accordance with 3.3.1.8, an unobstructed line of sight shall be provided along the approach to the site driveway. The Landscape Plan (Sheet 19) indicates street trees within the sight triangle. The site plans should be revised to indicate that the area within the sight triangle shall be free of all vegetation or obstructions 18" high or higher.
5. The site plan should be revised to indicate signage prohibiting left turns out of the site driveway.
6. Site plans should be revised to conform with the following standards:
 - 3.3.1.10.B Profile of a Driveway Approach to a County Road
Plan does not conform. As indicated, Haddonfield Road cross-sections shall be added to the site plans. The profile of the driveway approach to Haddonfield Road should be provided or indicated on the Haddonfield Road cross-section.
 - 3.3.1.10.E Driveway and Apron Material
Plan does not conform. Details for the mountable curb and concrete island shall be added to the plans. The concrete island shall be reinforced.
 - 3.3.1.11 Acceleration / Deceleration Lane
Plan does not conform. As indicated in Site Plan Comment 1, the deceleration lane and taper should be modified to meet County standards.
 - 3.3.1.14 Traffic Signs
Plan does not conform. As indicated in Site Plan Comment 5, signage prohibiting left turns out of the site driveway should be added to the site plan and details.
 - 3.3.1.16 Pavement Markings
Plan does not conform. A solid lane line should be added along the proposed deceleration lane and a dotted lane extension line should be added along the proposed entrance taper.
 - 3.3.1.17 Maintenance of Traffic Control Devices
Plan does not conform. Traffic control plans shall be provided in accordance with the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD).

STORMWATER MANAGEMENT NJAC 7:8

1. The site plans and stormwater management report indicate a proposed stormwater conveyance system and underground detention system to complement the existing systems in previously developed parts of the site. These systems do not appear to impact County facilities.

2. Modification of County drainage facilities will be required to accommodate the proposed taper and deceleration lane. Neither the site plans nor the stormwater management report address these modifications. The applicant must demonstrate that the modified Camden County highway has the capacity to handle the runoff into the inlets and pipe system. The County Improvement Plans shall be provided and the Site Plan revised to indicate the proposed stormwater system modifications in accordance with County standards.
 - a. Inlet and pipe capacity calculations shall be provided for the modified system,
 - b. An analysis of all flows going to the modified inlets pipe system. A drainage area map showing elevations
 - c. Inlet capacity calculations including gutter flow spread
 - d. Pipe capacity calculations demonstrating whether the pipe system will flow under head pressure or if the pipe system will flood the inlet grates along Haddonfield Road

DETAILS

1. The following County standard details are required for improvements in the County right-of-way:
 1. Standard 8"X9"X18" Concrete Vertical Curb
 2. Pavement Marking Legend
 3. Left Turn Out Prohibited Detail
 4. Deceleration Lanes
 5. Curb Inlet with Bicycle Safe Grate and Type 'N-Eco' Curb Piece, if needed for drainage modifications
 6. Trench Restoration in HMA Pavement, if needed for drainage modifications
 7. Mill and Pave Final Restoration, if needed for drainage modifications

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 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

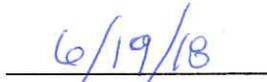
4. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will provide review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy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

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.

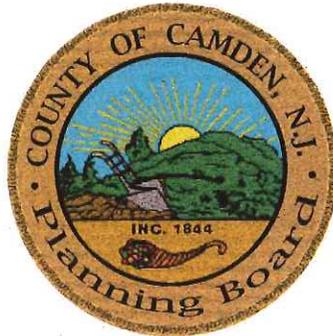
5. Underground irrigation systems shall not be located within the County right-of-way.



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



DATE



Cc: Applicant: raulenbach@edgewoodproperties.com
Applicant Attorney: dwolfson@weingartenlaw.com
Applicant Engineer: bbohler@bohlereng.com
Municipal Review Engineer: JRichman@chtownship.com , LLuciani@chtownship.com
Municipal Review Engineer: sarcari@erinj.com

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

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

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: The Shoppes at Park Place

Project Address (if applicable) & Municipality: Garden Park Boulevard- Cherry Hill

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): Sheet 105

Existing Zoning: B-4

Block(s): 54.01 / 54.02

Variance(s) Required: Yes- Bulk Variances Requested

Lot(s): 5 / 5.5.03 & 5.04

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-12-8-18
MJ-12-1-18

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Cherry Hill Partners at Haddonfield Phase III, LLC Phone: 732-985-1900 Fax: 732-985-5588

Address: 1260 Stelton Road Town & State: Piscataway, NJ

Email: raulenbach@edgewoodproperties.com Zip.: 08854

Attorney: Douglas Wolfson, Esq. Phone: 732-898-0048 Fax: 732-985-5588

Address: 1260 Stelton Road Town & State: Piscataway, NJ

Email: dwolfson@weingartenlaw.com Zip.: 08854

Engineer: Brad Bohler, PE Phone: (908) 668-8300 Fax: _____

Address: 35 Technology Drive Town & State: Warren, NJ

Email: bbohler@bohlereng.com Zip.: 07059

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: Various commercial uses consisting of a total of 66,523 s.f. which includes the following:

22,548 s.f. Retail building

2,800 s.f. Retail building

24,733 s.f. Retail building

13,317 s.f. Retail building

3,125 s.f. Restaurant

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

Total Amount of Land Disturbed: 885,070 s.f. (20.32 acres)

Total Gross SF of all Buildings/ Development: 66,523 s.f.

Total New Residential Units: N/A

Total New Jobs Created: TBD

SP-12-8-18

MS-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? 2

Size of Existing Lot(s): 21 +/- acres

Portion to be Subdivided: _____

Municipal Use:

Title of Municipal Official: DIRECTOR OF COMMUNITY DEVELOPMENT

Authorized Municipal Signature: _____ Date: 3/15/2018

Transmittal Date (if applicable): 3/15/2018

Phone Number: 856-661-4737

Signatures Required:

Name of Applicant: Ronald Aulenbach

Signature of Applicant: Ronald Aulenbach Date: 12/18/17

Agent Completing Application: Ronald Aulenbach

Signature of Agent: Ronald Aulenbach Date: 12/18/17

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

SP-12-8-18
MS-12-1-18

CAMDEN COUNTY PLANNING BOARD APPLICATION

AFFIDAVIT OF OWNERSHIP

RECEIVED

DEC 27 2017

COMMUNITY DEVELOPMENT



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Cherry Hill Partners at Park Place, 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
<u>oJSM/Park Place, LLC-50%</u>		
	Jack Morris – Managing Member-50%	
	1260 Stelton Road, Piscataway, NJ 08854	
	Sheryl Weingarten – Managing Member-50%	
	1260 Stelton Road, Piscataway, NJ 08854	
<u>oJMP/Park Place, LLC-50%</u>		
	Joseph Marino-100%	
	70 Grand Avenue	
	Suite 109	
	River Edge, NJ 07661	

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

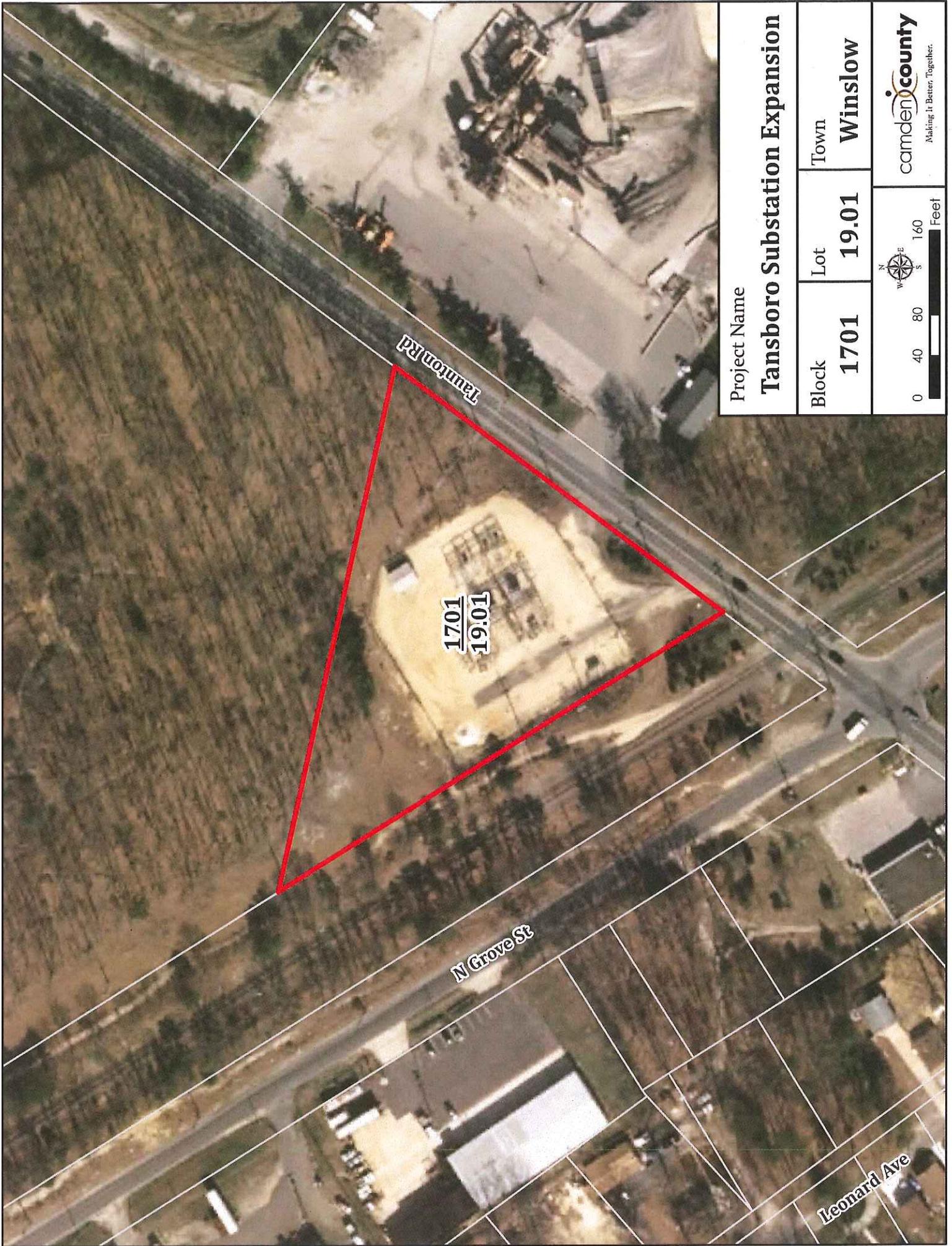
X AL-MANAGING MEMBER 12/20/17
Signature of Owner & Title *Date*

X _____ _____
Signature of Owner & Title *Date*

SP-12-8-18
 ms-12-1-18

STAFF REPORT MEETING OF:	RE:	Tansboro Substation
	Plan:	SP-36-4-18
	Municipality:	Winslow
	Applicant:	Atlantic City Electric
	Abuts County Route:	Williamstown New Freedom Road (Cr. 536 S)

The applicant is seeking Site Plan approval to expand their electrical substation facility. Site improvements include replacement of the existing substation with new equipment. The footprint of the substation will be increased in size. A new 24 x 50 ft. control building is proposed. Driveway access will be upgraded and relocated and an additional driveway will be added to services the mobile unit area.



Project Name

Tansboro Substation Expansion

Block

1701

Lot

19.01

Town

Winslow



camden county
Making It Better, Together.



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

**COUNTY PLAN:
SP-36-4-18**

Tansboro Substation Expansion

PROJECT NAME

Winslow Twp.

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: 17

PRELIMINARY PLAN

BLOCK: 1701

OTHER

LOT (s): 19.01

NAME: Atlantic City Electric

ADDRESS: 5100 Harding Highway

CITY: Mays Landing **STATE:** NJ **ZIP:** 08330

SITE ABUTS COUNTY HIGHWAY: Williamstown New Freedom Road (Cr. 536 S)

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

GENERAL

The applicant is seeking Site Plan approval to expand their electrical substation facility. Site improvements include replacement of the existing substation with new equipment. The footprint of the substation will be increased in size. A new 24 x 50 ft. control building is proposed. Driveway access will be upgraded and relocated and an additional driveway will be added to services the mobile unit area.

The following documents have been reviewed:

1. Site plan entitled "Tansboro Substation Expansion Block 1701 Lot 19.01", prepared by PS&S,; dated 3/13/2018.
2. Stormwater Management Report for "Tansboro Substation Expansion Block 1701 Lot 19.01", prepared by PS&S,; dated February 2018.
3. Land Title Survey for "Block 1701 Lot 19.01", prepared by Fralinger Engineering, dated 3/21/2017.
4. Municipal Engineers Report(s): Tochi Consulting Engineers dates April 27, 2018 and CME Associates dated May 8, 2018

RIGHT OF WAY

1. The Camden County Master Plan indicates that County Rd. (CR 536 S) has a proposed right-of-way of 74 feet, with an existing right-of-way of 49.5 feet. The applicant is required to provide additional 12.25ft of right-of-way through a **Roadway Easement** to widen Cr 536 S from the centerline along the applicant's frontage. The following is noted:
 - a. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
 - b. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.

SITE PLAN

1. If the applicant proposes significant changes within the County right-of-way, the Site Plan set should be revised to include plan sheets for Improvements within the County right-of-way including but not limited to grading plans, roadway profiles and cross sections.
2. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way.
3. In accordance with 3.3.1.1 common driveways to limit the number of conflicts along a County Road shall be encouraged or required as determined by the County Engineer. *County recommends a technical waiver of this regulation.*
4. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative. ***If applicable***
5. The site plan should include stop signs and stop bars at each driveway entering the County Road.

6. Sight triangle easements shall be required at all existing and proposed road or street intersections with a county road and at driveways as determined to be necessary by the County Engineer. Sight triangle easements should be in accordance with AASHTO standards and be shown on plans. The applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement area. Site Triangle must be show on the Site Plan.

7. Site Plans Must Conform with the Following Standards:

3.3.1.1 Marginal Access Roads, Service Road, and Common Driveways

(Plan Does Not Conform) a technical waiver is recommended to allow multiple access points to this development. Developer should be prepared to testify about the use of this property and frequency of driveway trips to the facility.

1. 3.3.1.9 Spacing of New Driveways **(Plan Does Not Conform)**- standard requires developers requesting two access points to designate one way driveway circulation to provide dedicated ingress and egress locations. County recommends a technical waiver of this regulation.

3.3.1.10.E Driveway and Apron Material **(Plan Does Not Conform)**

Driveways at a county road shall be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25' from the edge of pavement of the County Road including a 4' width of sidewalk.

Where concrete aprons are permitted, or required the aprons shall be consist of class "B" 6% + 1.5 air entrained concrete (Portland cement) 6" thick and reinforced with welded wire fabric (6" X 6" – 8/8). (Detail 6)

Where concrete aprons are permitted, or required depressed curb shall be provided at a proposed driveway. The depressed curb shall extend to a distance of at least 10' further than the width of the driveway where the apron flares out at the county road. Where curb radii are permitted, or required the depressed curb shall extend to the point of curvature at the edge of the county road. Depressed curb shall consist of be class "B" air entrained gray concrete (Portland cement) and measure 8" at the top, 9" at the base, 18" in height and have a 1 ½" reveal (Detail 3).

Where depressed curb is installed at a new driveway the county road pavement must be saw cut and repaired in accordance with county requirements and standards.

Site Plan Sheet C-04 should updated to indicate driveway apron locations, materials to be used and length of concrete driveway.

The driveway leading to the Temporary Mobile Unit location must conform to the above standards and will include a depressed curb, driveway apron and at least 25' of concrete from the edge of pavement of the County Road including a 4' width of sidewalk. Gravel driveways leading to County Roads are not acceptable by the County.

STORMWATER MANAGEMENT NJAC 7:8

1. The proposed improvements do not ultimately disturb one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. The proposed improvements do not meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are not required.
2. The applicant is required to provide correspondence that proves that they have met all of the stormwater conditions of the municipality.
3. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant in order to ensure that the stormwater system can be maintained in perpetuity.
4. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.

DETAILS

5. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
6. All curb radii for all roadways and driveways should be checked to ensure that an emergency vehicle or delivery vehicle can exit the driveway without turning into oncoming traffic.
7. Depressed curbing shall be installed at all driveways on County roads.
8. The following County standard details are required for improvements in the County right-of-way:
Details:
 1. Standard Depressed Concrete Curb
 2. Standard Concrete Driveway and Concrete Apron
 3. Standard Driveway Treatment: Apron and Flare (Plan View)

ADMINISTRATIVE

9. 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.
10. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department or Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980

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

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

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

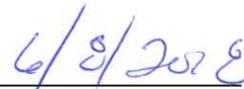
OUTSIDE AGENCY APPROVALS

14. Applicant is responsible for all environmental permits required.

15. Applicant is responsible for obtaining all Pinelands Commission permits and approvals.



Andrew Levecchia
County Planner



DATE



Cc: Applicant: mike.powers@pepcoholdings.com
Applicant Attorney: 609-572-7545 ntalvacchi@cooperlevenson.com
Applicant Engineer: 732-751-0008 wsalmon@psands.com
Municipal Planning Board Secretary: 609-567-9344 dwells@winslowtownship.com
Municipal Review Engineer: 856-875-5047 uzo.ahiarakwe@tochiConsultingengineers.com

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision Site & Development Plans	
Camden County Planning Board Charles J. DePalma Public Works Complex 2311 Egg Harbor Road Lindenwold, NJ 08021 Phone: 856.566.2978 Fax: 856.566.2988 E-mail: planningdivision@camdencounty.com	This application must be completed in full, duplicated, signed and filed with the municipality. Please also submit a copy of local application and approval. See County Submission requirement list for all documents necessary for a complete application. (PLEASE TYPE OR PRINT LEGIBLY)

Project Information

Project Name: Tansboro Substation Expansion
Project Address (if applicable) & Municipality: 157 Williamstown Road
Abuts County Road: Yes County Route No.: 536S

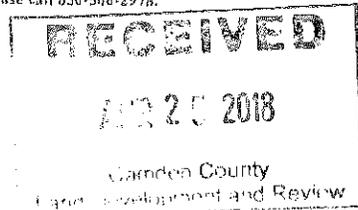
Type of Subdivision (please check one)

- 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: _____

Map Data

Plate(s): 17 Existing Zoning: PI-3
Block(s): 1701 Variance(s) Required: Front yard setback and fence height
Lot(s): 19.01

The Camden County planning process concerns itself primarily with a review of factors that directly impact county facilities such as County owned roads and stormwater management systems. This application as well as Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 1 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-36-4-18

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Atlantic City Electric Company Phone: 609-625-6363 Fax: _____
Address: 5100 Harding Highway Town & State: Mays Landing, NJ
Email: mike.powers@pepcoholdings.com Zip.: 08330

Attorney: Nicholas F. Talvacchia, Esq. Phone: 609-572-7544 Fax: 609-572-7545
Address: 1125 Atlantic Ave., 3rd Floor Town & State: Atlantic City, NJ
Email: ntalvacchia@cooperlevenson.com Zip.: 08401

Engineer: PS&S Phone: 848-206-2626 Fax: 732-751-0008
Address: 1433 Route 34 Town & State: Wall, NJ
Email: wsalmon@psands.com Zip.: 07727

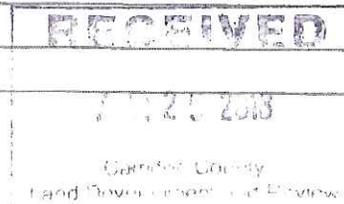
Proposed Use (please check all that apply)

- | <u>Residential</u> | <u>Commercial</u> | <u>Industrial</u> |
|--|--|---|
| <input type="radio"/> Single Family Detached | <input type="radio"/> Retail | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes | <input type="radio"/> Office | <input type="radio"/> Flex Space |
| <input type="radio"/> Duplex | <input type="radio"/> Restaurant/ Food Establishment | <input 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"/> <u>Other: Substation</u> |

Project Description & Statistics:

Short Description of Project: Expansion of the existing substation including; the expansion of stone area to accommodate new foundations for proposed substation equipment; a new control building; and an internal, gravel roadway with two (2) means of ingress/ egress from Williamstown Road. A temporary mobile unit area is proposed with gravel area to remain.

Increase in Impervious Coverage? YES / NO **Total Increase or Decrease:** 0.054 acres
Total Amount of Land Disturbed: 2.525 acres
Total Gross SF of all Buildings/ Development: 1,200 SF
Total New Residential Units: N/A
Total New Jobs Created: N/A



SP-36-4-18

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: Planning Board Secretary

Authorized Municipal Signature: [Signature] Date: 4-9-18

Transmittal Date (if applicable) _____

Phone Number: 609 567-0700 ext 8006

Signatures Required:

Name of Applicant: Atlantic City Electric Company

Signature of Applicant: [Signature] Date: 03/24/2018
Neil P. Baker - manager Real Estate

Agent Completing Application: Nicholas F. Talvechia, Esq., Attorney for Owner/Applicant

Signature of Agent: [Signature] Date: 4/4/18

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP36-4-18

Stamp Date Received Below

RECEIVED

APR 25 2018

Camden County
Land Management and Review

CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP



Making It Better. Together.

Company/ Organization Information

Name of Company/Organization: Atlantic City Electric 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
Exelon Corporation through its wholly owned subsidiaries owns 100% of the applicant.		
No one person or entity holds a 10% or greater interest in Exelon Corporation.		

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

X
Signature of Owner & Title

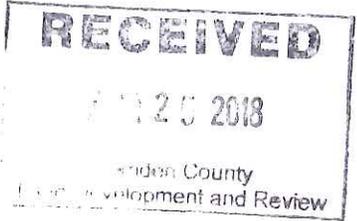
Neil L. P. Baker - Manager Real Estate

03/26/2018
Date

X _____
Signature of Owner & Title

Date

SP-36-4-18



STAFF REPORT MEETING OF:	RE:	202 Park
	Plan:	SP-12-2-18
	Municipality:	Cherry Hill
	Applicant:	FMP CH Park, LLC.
	Abuts County Route:	North Park Drive (Cr. 628)

The applicant is seeking approval for the redevelopment of an existing hotel into a 176-unit apartment building with indoor and outdoor amenities and a parking garage. The project will contain a mix of apartment flats and an additional 16 townhomes style units with detached garages and surface parking.

Phase 1 will consist of the large building including 176 units and,
Phase 2 will consist of 16 townhome style units.



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

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

202 Park
PROJECT NAME

Township of Cherry Hill
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: _____

PRELIMINARY PLAN

BLOCK: 1.01 & 3.01

OTHER

LOT (s): 3 & 4 & 1

NAME: FMP CH PARK, LLC (202 PARK)

ADDRESS: 202 Park Boulevard

CITY: Cherry Hill Township **STATE:** New Jersey **ZIP:** 08002

SITE ABUTS COUNTY HIGHWAY: North Park Drive (CR 628)

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

GENERAL

The applicant is seeking approval for the redevelopment of an existing hotel into a 176-unit apartment building with indoor and outdoor amenities and a parking garage. The project will contain a mix of apartment flats and an additional 16 townhomes style units with detached garages and surface parking.

Phase 1 will consist of the large building including 176 units and,
Phase 2 will consist of 16 townhome style units.

The following documents have been reviewed:

1. Site plans entitled "202 PARK MINOR SITE PLANS", prepared by Marathon Engineering & Environmental Services, Inc.; dated 5/9/2018.
2. Stormwater Management Report for "202 Park", prepared by Marathon Engineering & Environmental Services, Inc.; dated 11/1/2017 and revised 3/28/2018.
3. Traffic Impact Analysis for "Park Boulevard Residential", prepared by Shropshire Associates, LLC; dated 10/2/2017.
4. Cherry Hill Township Planning Board Review letter for "Preliminary and Final Major Site Plan and Lot Consolidation", prepared by Environmental Resolutions, Inc.; dated May 4, 2018.

RIGHT OF WAY AND EASEMENTS

1. The applicant is proposing improvements in the County right-of-way.
2. A sight triangle easement shall be required at the driveway intersecting the County Road. Sight triangle easements shall be shown on the Site Plans and the sight triangle easement should be in accordance with AASHTO standards. The applicant should submit a deed of sight triangle easement to the County of Camden that describes the required easement area.

SITE PLAN

1. The Site Plans should be revised to conform with the Following Standards:
 - 3.3.1.10.B Site Plans should include Profile, X-Sections, and Slopes of the Driveway Approaches to the County Road.
 - 3.3.1.14 Stops Signs at driveway approaches shall confirm to the current edition of the MUTCD.
2. The stop sign at the driveway intersecting Park Boulevard (CR 628) shall be placed 6-12 feet from the curb face. The stop sign is currently proposed to be installed greater than 12 feet from the curb face.
3. A Light Stanchion is proposed within the County ROW adjacent to the mid-block crosswalk at Park Boulevard (CR 628). This Light Stanchion and any associated underground electrical should be relocated outside of the County ROW.
4. The applicant is proposing a mid-block cross-walk and curb ramp on Park Boulevard but no sidewalk along the property frontage to provide access to the crosswalk and handicap ramp at the intersection of Donahue Avenue and North Park Drive.
 - a. Camden County has obtained a federal grant to improve safety for pedestrians, bicyclists and motorists along the County Park. The area is heavily traveled and parking is permitted on the western side of North Park Drive.
 - b. Our office strongly recommends that sidewalk be provided along the applicant's frontage in lieu of the proposed mid-block crosswalk.

5. If the applicant decides that they want to install the mid-block crosswalk, the following must be provided:
 - a. Site plans must be revised to include a handicap ramp on the western side of North Park Drive opposite the proposed ramp.
 - b. Site Plans must be provided documenting the parking spaces that must be blocked out in order to provide adequate line of sight for vehicles and pedestrians crossing the mid-block crosswalk.
 - c. Traffic warning signage must be provided in both directions for the proposed mid-block crosswalk.
 - d. The applicant's Engineer must provide a signed and sealed certification that the mid-block crosswalk meets NJDOT and MUTCD standards.
 - e. The applicant must provide a maintenance easement and enter into an agreement with Camden County accepting responsibility and liability for the mid-block crosswalk.
6. Camden County is currently in the design phase for improvements for Park Boulevard (CR 628) that include new crosswalks at the intersection of Donahue Avenue and Park Boulevard (CR 628) and new curb ramps at the intersections of Donahue Avenue and Park Boulevard and West Hoffman Avenue and Park Boulevard. As such, cross-walk striping and curb ramps at the intersections on Park Boulevard adjacent to the property should be removed from the site plans.
7. Prior to final approval, the applicant should provide documentation that all comments, clarification and revisions in the municipal review by Environmental Resolutions Inc. dated May 4, 2018 have been addressed.

STORMWATER MANAGEMENT NJAC 7:8

1. The entirety of the proposed project site is graded so that runoff is directed to Park Boulevard (CR 628), which is consistent with the existing conditions on the site. The existing underground drainage network was omitted from the Site Plans. The underground drainage network is assumed to be tied into the storm sewer system that runs along Park Boulevard (CR 628). The on-site drainage pipes, inlets and connections to drainage structures in the County right-of-way on Park Boulevard (CR 628) should be shown on the Site Plans and Utility Plan.
2. The existing pre-development stormwater produced by impervious ground coverage is managed through numerous storm grates and overland flow. The proposed post-development stormwater produced by impervious ground coverage will be managed by overland flow only and directed to Park Boulevard. The applicant's stormwater design should be revised to address the modifications to drainage patterns, specifically concentrated overland flow to Park Boulevard Park Boulevard (CR 628) that may cause flooding.
3. The Site Plans should be revised to include the Soil Boring/Test Pit logs from the stormwater report on the Utility Plan Sheet C0401 of the Site Plan.

4. The applicant is proposing infiltration bed and dry wells to collect and infiltrate stormwater runoff that falls on the proposed development building roofs. Storms exceeding the capacity of the dry wells will discharge to Park Boulevard (CR 628) via overflow outlets located in the roof leader conveyance system. The test results for soil borings and permeability tests in the locations of the proposed infiltration systems show perched water table and permeability tests that vary significantly. Our office is concerned that the proposed infiltration systems will not be able to infiltrate or be maintained over time, resulting in flooding conditions on the County system in Park Boulevard (CR 628). The Stormwater Report should be revised to document the drainage flows without the infiltration systems.
5. The applicant should provide pipe calculations to document that the existing County storm pipe system has the capacity to handle the runoff from the proposed improvements under the 25-year storm conditions with no overland relief and under the 10 year storm conditions if overland relief is available.
6. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.

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 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
4. The Municipal Engineer will be providing review, inspection and certification of the project. Any improvements to 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.

OUTSIDE AGENCY APPROVALS

1. Applicant is responsible for all environmental permits required.

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

6/19/18
DATE



Cc: John Cranmer, Esq: Fax – (856) 985-2445, Email – jcranmer@fmgnj.com
Jesse D. Dougherty, PE.: Fax – (856) 241-9709, Email – Jesse.Dougherty@marathonconsultants.com
Municipal Planning Board Secretary: JRichman@chtownship.com , LLuciani@chtownship.com
Stacey Arcari, PE, PP, CME, PTOE: Fax – (856) 273-9239; Email – sarcari@erinj.com

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board
Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: 202 Park

Project Address (if applicable) & Municipality: 202 Park Boulevard, Cherry Hill

Abuts County Road: Park Boulevard County Route No.: 628

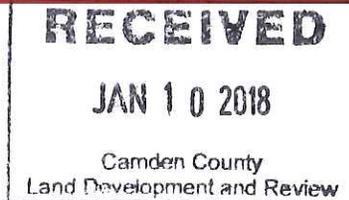
Type of Submission (please check one):

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

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

- Resubmission of Major Subdivision

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



Tax Map Data:

Plate(s): 1

Existing Zoning: Redevelopment Zone

Block(s): 1.01 / 3.01

Variance(s) Required: _____

Lot(s): 3 & 4 / 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-12-2-18

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: FMP CH Park, LLC Phone: (856) 985-1777 Fax: (856) 985-2445

Address: 222 Haddon Avenue, Suite 301 Town & State: Haddon Township, New Jersey

Email: jcranmer@fmgnj.com Zip.: 08108

Attorney: John Cranmer, Esq. Phone: (856) 985-1777 Fax: (856) 985-2445

Address: 222 Haddon Avenue, Suite 301 Town & State: Haddon Township, New Jersey

Email: jcranmer@fmgnj.com Zip.: 08108

Engineer: Jesse D. Dougherty, PE Phone: (856) 241-9705 Fax: (856) 241-9709

Address: 553 Beckett Road, Suite 608 Town & State: Swedesboro

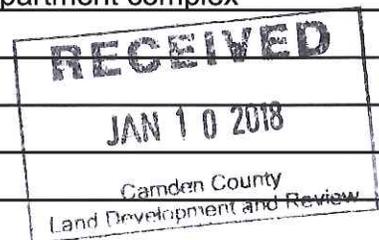
Email: Jesse.Dougherty@marathonconsultants.com Zip.: 08085

Proposed Use (please check all that apply):

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

Project Description & Statistics:

Short Description of Project: Redevelopment of existing site for an apartment complex



Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: 0.8 Acres

Total Amount of Land Disturbed: 7.91 Acres

Total Gross SF of all Buildings/ Development: 87,411

Total New Residential Units: 192

Total New Jobs Created: N/A

5P-12-2-18

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): 7.26 Acres

Portion to be Subdivided: _____

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

Title of Municipal Official: _____

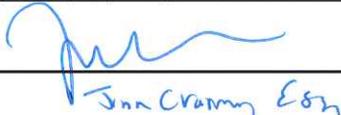
Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

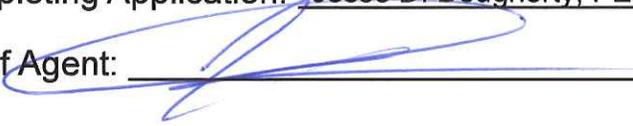
Phone Number: _____

Signatures Required:

Name of Applicant: FMP CH Park, LLC

Signature of Applicant:  Date: 12-22-17

Agent Completing Application: Jesse D. Dougherty, PE

Signature of Agent:  Date: 12/22/2017

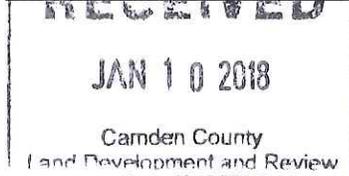
For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

~~Stamp, Date Received Below~~



CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: FMP CH Park, LLC

Is the Company a Corporation? YES / NO - LLC

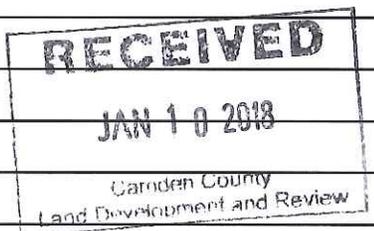
If yes, what State is the Corporation incorporated in? New Jersey

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>Higgin Family Trust</u>	<u>} Same as Applicant</u>	<u>Member</u>
<u>John Cranner</u>		<u>Member</u>
<u>George Barrett</u>		<u>Member</u>



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

X
Signature of Owner & Title

12-27-12
Date

X _____
Signature of Owner & Title

Date