

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

Camden County Planning Board Agenda for May 28th, 2019

Meeting to be held at
Camden County Department of Public Works
Large Conference Room 6:00pm
2311 Egg Harbor Road, Lindenwold, New Jersey 08021
856.566.2978

1. Call Meeting To Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comments on non-agenda items
5. Adoption of Minutes – from previous meeting
6. Review of Project for Board Action
 - a. **LIDL Grocery Store** - SP-34-8-17/ MJ34-4-17 – Voorhees – Grocery Store
 - b. **Pilgrim Woods** - MJ-36-2-19 – Winslow – 13 lot residential subdivision
 - c. **GSK Adult Community** - MJ-36-1-19 – Winslow – 97 lot residential subdivision
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
County Public Works Complex, Lindenwold
6:00 PM
April 23, 2019

The meeting was convened at 6:00 PM by Vice Chairman Daniel Cosner 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. Daniel Cosner, Mr. Tom Schina, Mr. Ryan Doran, Mr. Joe Pillo, 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 March 26, 2019 meeting by Mr. Doran and seconded by Mr. Pillo, all present were in favor.

Review of Projects for Board Action

MJ-5-1-19

Carriage Mews

Berlin Borough

Brian Peterman, PE, and Richard Hoff, Esq. were present for the application.

The applicant is proposing to subdivide the existing 9.48-acre area comprised of two lots into 19 lots. 16 of the proposed lots will be for new single-family dwellings, 2 of the lots will be for stormwater infiltration/detention basins, and the remaining lot will be for the existing dwelling located on the site. The existing dwelling will continue to be accessed only by the County Roadway, while the proposed dwellings on the new lots will be accessed by a new proposed cul-de-sac street which will extend into the site from Wyndam Road. The two lots that will be used as infiltration/detention basins will be 0.76 acres and 1.02 acres in size. To accommodate the subdivision and new lots, the existing driveway entering the County Road will be removed and replaced with a shorter driveway that includes a k-turn space so that vehicles may turn around within the existing lot without having to back out onto the County Road. Some of the wooded areas within the site will be cleared.

Applicant received approval from Berlin awaiting the resolution.

Applicant agrees with all County Engineer's comments. Worked with Andrew and Kevin on comments a meeting before the Planning Board meeting.

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

SP-8-1-19

101 Haddon Avenue

Camden

Mark Asselta, Esq. and Kyle Rutherford, PE were present for application.

Applicant is seeking approval to modify the parking lot and access of an existing office building in the City of Camden. The office building is bordered by two (2) County Highways - Cr. 561 Haddon Ave. and Cr. 537 Federal St. Access along Cr. 561 Haddon Ave. is being modified from a two-way driveway with egress and

ingress (right in and right out only) to a right in only and no egress. As a result, the existing gate will be relocated to better serve the narrowed driveway and provide for a new guard station. The Federal St. (Cr. 537) access will change from a limited access driveway to a full access driveway with separate gated egress and ingress in which all traffic exiting the site will leave through this exit.

The applicant has worked extensively with the County Planning and Engineering staff to deliver site plans that meet all County requirements before appearing before the Camden County Planning Board. Items mentioned in this review letter have been already met and represented on site plans or have been previously agreed upon by the applicant.

Approved by Camden Planning Board, waiting on Resolution.

The Applicant agrees with all 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.

M-12-2-19

Katz Jewish Community Center

Cherry Hill

Rhonda Feld, Esq. and John Butler, Land Surveyor were present for the application.

The applicant is seeking approval to subdivide Block 523.13 Lot 11 in to two lots. One lot will be Lot 11 totaling 2.789 acres and the other 4-acre lot will be consolidated into existing Lot 12. Acers will be consolidated into existing Block 523.13 Lot 12.

This is simply a subdivision and reconsolidation of land along a County Rd. and no construction is being considered now.

The applicant and all subsequent owners of the land in subject must return to this Board once site and development plans are being considered.

They are using the land for additional parking.

Applicant received approval from Cherry Hill and received resolution.

Agree with all County Engineer's comments.

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

SP-21-2-19

NJ American Water

Lawnside

Neil O'Brien, Esq., Jeff DeRusso, and Brian Proska, Traffic PE were present for the application.

The applicant proposes the development of a Regional Operations Facility that is to include administrative office space, warehousing space, utility work yard and storage areas, in addition to parking areas for 172 vehicles and staging areas for utility vehicles, loading areas, security fencing and landscaping, utility, and other improvements.

They proposed no traffic from County Route. They will have 80 employees.

Applicant agrees with all County Engineer's comments.

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

MJ-36-2-19

Pilgrim Woods

Winslow

Moved to May Planning Board meeting by applicant

PUBLIC COMMENTS

None.

CHAIRMAIN'S REPORT

None.

ATTORNEY'S REPORT

None.

COUNTY ENGINEER'S REPORT

None.

COUNTY PLANNING REPORT

Andrew spoke about Tom Bock resigning from the Planning Board.

NEW BUSINESS

None.

OLD BUSINESS

None

ADJOURNMENT

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

Respectfully Submitted,
Carol Sigman
Land Development & Review Clerk



CAMDEN COUNTY PLANNING BOARD
Land Development Review

Review List for Meeting

May 28, 2019

Minor/Major Subdivisions and Site Plans

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	LIDL Grocery Store	SP-34-8-17/ MJ34-4-17	Voorhees	New Grocery Store
MJ-2	Pilgrim Woods	MJ-36-2-19	Winslow	13 lot residential subdivision
MJ-3	GSK Adult Community	MJ-36-1-19	Winslow	97 lot residential subdivision

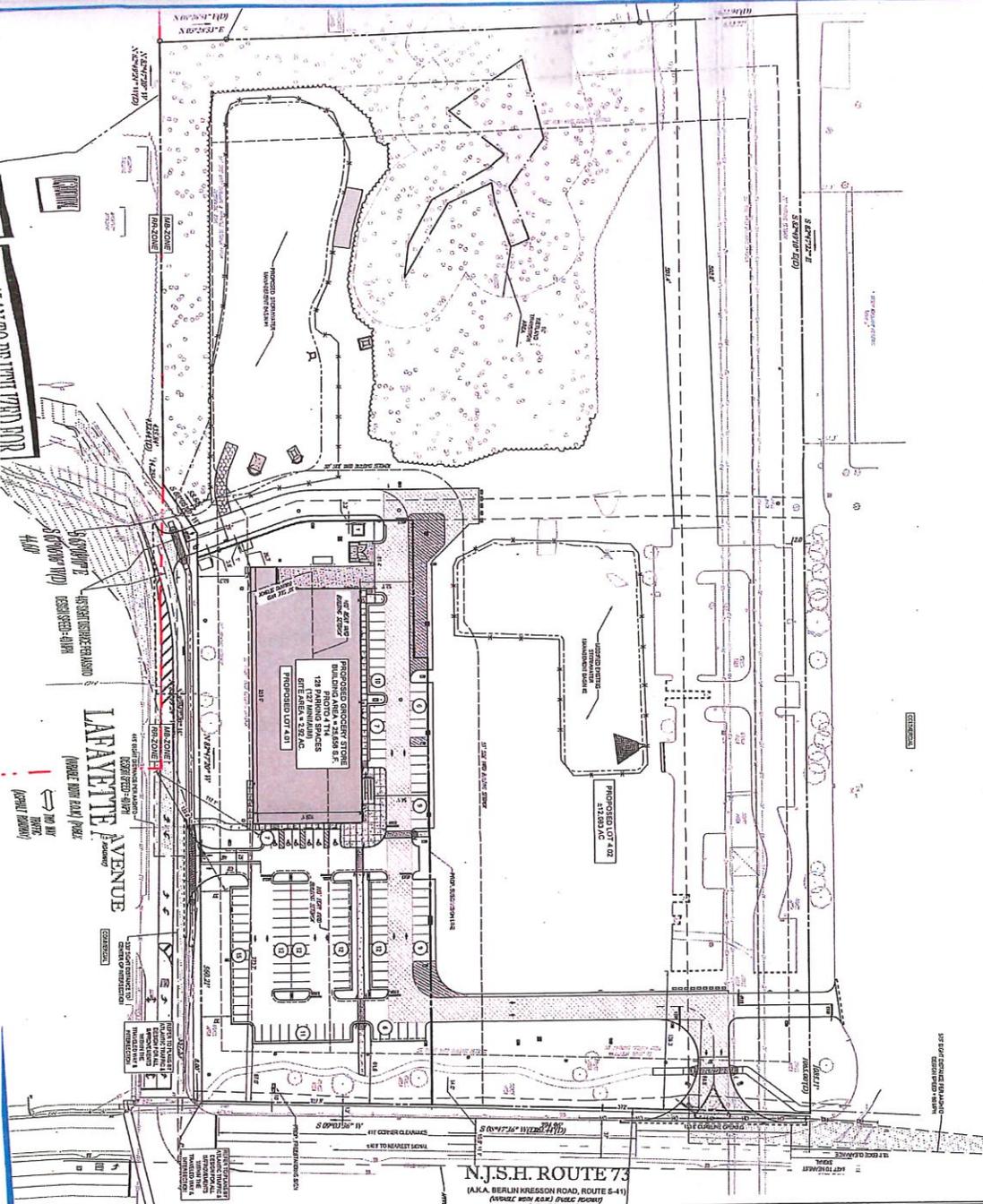
STAFF REPORT MEETING OF:	RE:	LIDL
	Plan:	SP-34-8-17/M-34-4-17
	Municipality:	Voorhees
	Applicant:	LIDL US Operations, LLC
	Abuts County Route:	Lafayette Ave (Cr. 693)

The applicant is proposing to subdivide Block 272, Lot 4 into two (2) lots. Proposed Lot 4.01 will include the southeasterly corner of the tract and comprise approximately 2.92 acres. It will have 316 feet of frontage on NJSH Rt. 73 and 560 feet of frontage on Lafayette Avenue. Proposed Lot 4.02 will consist of 11.12 acres. It will have approximately 228 feet of frontage on NJSH Rt. 73 and 536 feet of frontage on Lafayette Avenue.

Development of proposed Lot 4.01 will include construction of a 25,656 square foot LIDL grocery store as well as new parking areas, lighting and landscaping. As part of the proposed improvements, the applicant proposes to signalize the intersection of Lafayette Avenue and NJSH Rt. 73. Additionally, the left turn lane from Rt. 73 on to Lafayette will be increased in length from +/- 150 feet to +/- 400 feet. An existing drive accessing the subject tract from Lafayette Avenue near its intersection with Rt. 73 will be reconstructed to provide a 25' wide full movement ingress and egress driveway into the site. A second existing drive accessing Lafayette Avenue will be eliminated and replaced with a new full movement driveway to be constructed approximately 90 feet to its west. The new driveway will be located in proposed Lot 4.02 and will parallel the westerly and northerly property lines shared between the proposed lots. Existing pavement within proposed Lot 4.01 will be removed and reconfigured to service the proposed grocery store.



Project Name		
LIDL Grocery Store		
Block	Lot	Town
272	4 & 5	Voorhees
0 112.5 225 450 Feet		
 Making It Better. Together.		



FACADE SIGNS		
ITEM	CODE	REQUIRED
Sign above or on facade	1001	1001
Sign on facade	1002	1002
Sign on facade	1003	1003
Sign on facade	1004	1004
Sign on facade	1005	1005
Sign on facade	1006	1006
Sign on facade	1007	1007
Sign on facade	1008	1008
Sign on facade	1009	1009
Sign on facade	1010	1010

FRESTANDING SIGNS		
ITEM	CODE	REQUIRED
Freestanding sign	2001	2001
Freestanding sign	2002	2002
Freestanding sign	2003	2003
Freestanding sign	2004	2004
Freestanding sign	2005	2005
Freestanding sign	2006	2006
Freestanding sign	2007	2007
Freestanding sign	2008	2008
Freestanding sign	2009	2009
Freestanding sign	2010	2010

BULK REQUIREMENTS		
ITEM	CODE	REQUIRED
Sign above or on facade	1001	1001
Sign on facade	1002	1002
Sign on facade	1003	1003
Sign on facade	1004	1004
Sign on facade	1005	1005
Sign on facade	1006	1006
Sign on facade	1007	1007
Sign on facade	1008	1008
Sign on facade	1009	1009
Sign on facade	1010	1010

BOHLER ENGINEERING

11111 BOHLER DRIVE, SUITE 100, CHARLOTTE, NC 28226
 704.366.1111 | www.bohler-engineering.com

REGISTERED PROFESSIONAL ENGINEER
 STATE OF NORTH CAROLINA
 LICENSE NO. 40888

PROJECT: PRELIMINARY & FINAL SITE PLAN AND OPERATIONS, LIDL U.S. LLC
 GROcery STORE
 73 MAIN ROUTE 73, LAFAYETTE
 PARADE OF HOMES
 MARIETTA, GA 30067
 MARIETTA, GA 30067
 MARIETTA, GA 30067

DATE: 08/20/2024
 DRAWN BY: J. BOHLER
 CHECKED BY: J. BOHLER
 APPROVED BY: J. BOHLER

N.J.S.H. ROUTE 73
 (A.K.A. BEALIN KRESSON ROAD, ROUTE 6-41)
 (L.V. BEALIN KRESSON ROAD AND BEALIN KRESSON ROAD (N))
 (L.V. BEALIN KRESSON ROAD (N))
 (L.V. BEALIN KRESSON ROAD (N))

PARKING & LOADING TABLE		
ITEM	CODE	REQUIRED
Sign above or on facade	1001	1001
Sign on facade	1002	1002
Sign on facade	1003	1003
Sign on facade	1004	1004
Sign on facade	1005	1005
Sign on facade	1006	1006
Sign on facade	1007	1007
Sign on facade	1008	1008
Sign on facade	1009	1009
Sign on facade	1010	1010

BS. CROWDER

11111 BOHLER DRIVE, SUITE 100, CHARLOTTE, NC 28226
 704.366.1111 | www.bs-crowder.com

REGISTERED PROFESSIONAL ENGINEER
 STATE OF NORTH CAROLINA
 LICENSE NO. 40888

PROJECT: PRELIMINARY & FINAL SITE PLAN AND OPERATIONS, LIDL U.S. LLC
 GROcery STORE
 73 MAIN ROUTE 73, LAFAYETTE
 PARADE OF HOMES
 MARIETTA, GA 30067
 MARIETTA, GA 30067
 MARIETTA, GA 30067

DATE: 08/20/2024
 DRAWN BY: J. BOHLER
 CHECKED BY: J. BOHLER
 APPROVED BY: J. BOHLER

OVERALL SITE PLAN

REVISION 1 - CORRECTIONS

REVISION 2 - CORRECTIONS

REVISION 3 - CORRECTIONS

REVISION 4 - CORRECTIONS

REVISION 5 - CORRECTIONS

REVISION 6 - CORRECTIONS

REVISION 7 - CORRECTIONS

REVISION 8 - CORRECTIONS

REVISION 9 - CORRECTIONS

REVISION 10 - CORRECTIONS

REVISION 11 - CORRECTIONS

REVISION 12 - CORRECTIONS

REVISION 13 - CORRECTIONS

REVISION 14 - CORRECTIONS

REVISION 15 - CORRECTIONS

REVISION 16 - CORRECTIONS

REVISION 17 - CORRECTIONS

REVISION 18 - CORRECTIONS

REVISION 19 - CORRECTIONS

REVISION 20 - CORRECTIONS

REVISION 21 - CORRECTIONS

REVISION 22 - CORRECTIONS

REVISION 23 - CORRECTIONS

REVISION 24 - CORRECTIONS

REVISION 25 - CORRECTIONS

REVISION 26 - CORRECTIONS

REVISION 27 - CORRECTIONS

REVISION 28 - CORRECTIONS

REVISION 29 - CORRECTIONS

REVISION 30 - CORRECTIONS

REVISION 31 - CORRECTIONS

REVISION 32 - CORRECTIONS

REVISION 33 - CORRECTIONS

REVISION 34 - CORRECTIONS

REVISION 35 - CORRECTIONS

REVISION 36 - CORRECTIONS

REVISION 37 - CORRECTIONS

REVISION 38 - CORRECTIONS

REVISION 39 - CORRECTIONS

REVISION 40 - CORRECTIONS

REVISION 41 - CORRECTIONS

REVISION 42 - CORRECTIONS

REVISION 43 - CORRECTIONS

REVISION 44 - CORRECTIONS

REVISION 45 - CORRECTIONS

REVISION 46 - CORRECTIONS

REVISION 47 - CORRECTIONS

REVISION 48 - CORRECTIONS

REVISION 49 - CORRECTIONS

REVISION 50 - CORRECTIONS

REVISION 51 - CORRECTIONS

REVISION 52 - CORRECTIONS

REVISION 53 - CORRECTIONS

REVISION 54 - CORRECTIONS

REVISION 55 - CORRECTIONS

REVISION 56 - CORRECTIONS

REVISION 57 - CORRECTIONS

REVISION 58 - CORRECTIONS

REVISION 59 - CORRECTIONS

REVISION 60 - CORRECTIONS

REVISION 61 - CORRECTIONS

REVISION 62 - CORRECTIONS

REVISION 63 - CORRECTIONS

REVISION 64 - CORRECTIONS

REVISION 65 - CORRECTIONS

REVISION 66 - CORRECTIONS

REVISION 67 - CORRECTIONS

REVISION 68 - CORRECTIONS

REVISION 69 - CORRECTIONS

REVISION 70 - CORRECTIONS

REVISION 71 - CORRECTIONS

REVISION 72 - CORRECTIONS

REVISION 73 - CORRECTIONS

REVISION 74 - CORRECTIONS

REVISION 75 - CORRECTIONS

REVISION 76 - CORRECTIONS

REVISION 77 - CORRECTIONS

REVISION 78 - CORRECTIONS

REVISION 79 - CORRECTIONS

REVISION 80 - CORRECTIONS

REVISION 81 - CORRECTIONS

REVISION 82 - CORRECTIONS

REVISION 83 - CORRECTIONS

REVISION 84 - CORRECTIONS

REVISION 85 - CORRECTIONS

REVISION 86 - CORRECTIONS

REVISION 87 - CORRECTIONS

REVISION 88 - CORRECTIONS

REVISION 89 - CORRECTIONS

REVISION 90 - CORRECTIONS

REVISION 91 - CORRECTIONS

REVISION 92 - CORRECTIONS

REVISION 93 - CORRECTIONS

REVISION 94 - CORRECTIONS

REVISION 95 - CORRECTIONS

REVISION 96 - CORRECTIONS

REVISION 97 - CORRECTIONS

REVISION 98 - CORRECTIONS

REVISION 99 - CORRECTIONS

REVISION 100 - CORRECTIONS



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

**COUNTY PLAN:
SP-34-8-17/M-34-4-17**

LIDL U.S. Operations
PROJECT NAME

Voorhees
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: _____

PRELIMINARY PLAN

BLOCK: 272

X

OTHER (Minor Subdiv.)

LOT (s): 4&5

NAME: LIDL US Operations, LLC

ADDRESS: 3500 Clark Street

CITY: Arlington

STATE: Virginia

ZIP: 22202

SITE ABUTS COUNTY HIGHWAY: Lafayette Avenue (CR 693)

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

GENERAL

The applicant is proposing to subdivide Block 272, Lot 4 into two (2) lots. Proposed Lot 4.01 will include the southeasterly corner of the tract and comprise approximately 2.92 acres. It will have 316 feet of frontage on NJSH Rt. 73 and 560 feet of frontage on Lafayette Avenue. Proposed Lot 4.02 will consist of 11.12 acres. It will have approximately 228 feet of frontage on NJSH Rt. 73 and 536 feet of frontage on Lafayette Avenue.

Development of proposed Lot 4.01 will include construction of a 25,656 square foot LIDL grocery store as well as new parking areas, lighting and landscaping. As part of the proposed improvements, the applicant proposes to signalize the intersection of Lafayette Avenue and NJSH Rt. 73. Additionally, the left turn lane from Rt. 73 on to Lafayette will be increased in length from +/- 150 feet to +/- 400 feet. An existing drive accessing the subject tract from Lafayette Avenue near its intersection with Rt. 73 will be reconstructed to provide a 25' wide full movement ingress and egress driveway into the site. A second existing drive accessing Lafayette Avenue will be eliminated and replaced with a new full movement driveway to be

constructed approximately 90 feet to its west. The new driveway will be located in proposed Lot 4.02 and will parallel the westerly and northerly property lines shared between the proposed lots. Existing pavement within proposed Lot 4.01 will be removed and reconfigured to service the proposed grocery store.

The following documents have been reviewed:

1. Preliminary & Final Site Plan and Minor Subdivision for "Proposed Grocery Store", prepared by Bohler Engineering; dated 8/13/17 and revised to 9/25/18.
2. Stormwater Management Report for "Proposed Grocery Store", prepared by Bohler Engineering; dated August 2017 and revised to May 2018.
3. Stormwater Operations and Maintenance Manual, prepared by Bohler Engineering, dated November 2017.
4. Environmental Impact Statement, prepared by Bohler Engineering, dated May 2018.
5. Report of Geotechnical Investigation, Prepared by Whitestone Associates, Inc., dated April 15, 2016 and updated September 12, 2017.
6. Traffic Impact Analysis for "LIDL U.S. Operations, LLC", prepared by Atlantic Traffic + Design, dated June 21, 2017 and revised to September 21, 2018.
7. Land Title Survey for "LIDL U.S. Operations, LLC", prepared by Blue marsh Associates; Inc. dated April 15, 2016 and revised to June 6, 2018.
8. Minor Subdivision Plan for "LIDL U.S. Operations, LLC", prepared by Blue marsh Associates, Inc. dated September 5, 2017 and revised to June 6, 2018.
9. Highway Access and Improvement Plans, prepared by Atlantic Traffic & Design, dated October 26, 2017, revised to August 1, 2018.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Lafayette Avenue (CR 693) has a proposed right-of-way of 50 feet, with an existing right-of-way of 50 feet. Additional roadway easements are not required.

SITE PLAN

1. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative."
2. Sight Triangles are shown on the proposed improvements plans. Landscaping and proposed improvements appear to be proposed outside of the sight triangles. A note should be added to the plans indicating that all improvements located within the site triangle shall be maintained to height no higher than 30" or lower than 84" above the driveway grades.
3. Site Plans Must Conform with the Following Standards:
 - 3.3.1.1 Marginal Access Roads, Service Road, and Common Driveways
Truck access should be limited to NJSH. Rt. 73. Signage restricting truck access to Lafayette Avenue should be depicted on the plan together with appropriate details.
 - 3.3.1.9 Spacing of New Driveways –

The County Standards require a separation of 400' between driveways on the same side of the street. Whereas the applicant proposes +/- 290' between the two access point for the subject property's Lafayette Avenue frontage. It is noted, however, that the western access drive as proposed is ideally located at the apex of a horizontal curve and moving the eastern access further east would reduce the left que lane capacity. As such it appears that the applicant cannot improve upon the proposed drive locations. A technical design waiver is required and recommended from Section 3.3.1.9.

3.3.1.10 Access Geometry and Driveway Intersection Design

The gore should be modified at the driveway intersection proposed adjacent to the westerly property line of lot 4.01 to facilitate ingress and egress.

3.3.1.10.K Centerline and Lane Transitions.

The transition from the two-way center left turn lane to a left-turn lane onto NJSH Rt. 73 should be in accordance with MUTCD guidelines.

TRAFFIC

1. The applicant has submitted a Traffic Impact Study for the proposed Lidl supermarket site in Voorhees, NJ. The site, located on Block 272, Lot 4 is proposed to be integrated into the existing Cooper's Plaza Shopping Center, which is located at the corner of NJSH Route 73 and Cooper Road. Drive aisle and pedestrian connections are shown on the plan.
2. The traffic study states that the existing vacant development is 71,000 square feet, the proposed LiDL building is 25,400 square feet, and the proposed shopping center is 99,109 square feet. It is unclear where the proposed 99,109 square feet development is to be located. The applicant should clarify whether they are requesting approval for just the LiDL, the proposed 99,109 square foot retail area, or the potential of 99,109 square feet based on future site plan approval.
3. The reference specifically to the LiDL Discount Supermarket in the figures and appendix is confusing as the traffic study was performed for a 99,109 square foot shopping center. This should be clarified in the traffic study.
4. NJSH Route 73 is under the jurisdiction of the New Jersey Department of Transportation, as are the existing signal at Cooper Road (CR 675) and the proposed signal at Lafayette Avenue (CR 693). The applicant is proposing modifications to the traffic signal timings based on a progression analysis, which must be reviewed and approved by the NJDOT. Due to the high volume of traffic in the area during the peak periods, intersections already generally operate at levels of service C through F, during the various peaks. The new traffic signal is proposed to operate at a LOS D through F during the various peak hours, which may require an exemption from the NJDOT.
5. The existing Lafayette Avenue stop controlled approaches to the Haddonfield-Berlin Road intersection are projected to drop from LOS D,D,C to F,F,D on the westbound approach and from LOS C,E,C to LOS E,F,D on the eastbound approach. The applicant's traffic engineer should discuss how this will impact delay times at this intersection and what the queuing on these approaches will be during the peak hours. Additional mitigation at this intersection, including a future traffic signal, may be required.

6. The percentage of vehicles utilizing Lafayette Avenue from Haddonfield-Berlin Road may be higher than the study predicts. The applicant's traffic engineer should discuss the rationale for the projected distribution.
7. An Air Quality Study should be completed for the proposed signalized intersection of Route 73 and Lafayette Avenue and at the stop controlled intersection of Haddonfield-Berlin Road and Lafayette Avenue.
8. While the review of the signalized intersection is under the jurisdiction of the NJDOT, our office recommends the re-alignment of the crosswalk across Route 73. It is understood that there is no through movement; however, pedestrians crossing from the east side to west side will have an uncomfortable vantage point of vehicles exiting Lafayette Avenue straight toward them until the turn is made. Secondly, pedestrians crossing from the west side to the east side will have their back to a turning vehicle. The crosswalk places the pedestrian in a vulnerable and uncomfortable position.
9. The applicant's traffic engineer should provide a comparison of trip generation for the proposed Lidl as part of the Shopping Center versus the Supermarket and Discount Supermarket land uses from the ITE manual. The applicant should provide further discussion as to which is the most appropriate land use and how that affects the Traffic Impact Study. Furthermore, the Shopping Center land use code allows for fairly significant pass by percentage use. The applicant's professional should discuss this as it relates to a supermarket or discount supermarket.

COUNTY ROAD IMPROVEMENTS

10. Lafayette Avenue is in very poor condition. The applicant proposes to repave the roadway along the frontage of the site and upgrade all inlets to meet the current NJDEP requirements. Camden County recommends that the applicant provide a fair share contribution for future roadway improvements to Lafayette Avenue and intersection upgrades to Lafayette Avenue and Haddonfield-Berlin Road.
11. The applicant should provide an assessment of the sight distance for the Shopping Center driveways on Lafayette Avenue as there is heavy vegetation and a horizontal curve just west of the site.
12. The applicant should provide a Road Improvements Plan for Lafayette Avenue, which include the following:
 - a) The speed limit on Lafayette Avenue is 35 mph. As there is additional traffic projected to/from the site and traffic signal, the applicant should discuss potential speeding and traffic calming measures on Lafayette Avenue. The applicant should work with the County, in conjunction with the Township, to determine appropriate traffic calming measures.
 - b) The speed limit signage should be brought into conformance with the current MUTCD in terms of retro-reflectivity and mounting height.
 - c) All curve advisory signage should be brought into conformance with the current MUTCD and additional signage should be added.
 - d) Curve advisory pavement markings should be added.
 - e) Pavement reflectors should be provided on approach and through the curve.
 - f) The stop sign on the approach to Route 73 should be removed once the traffic signal is in place.

- g) The Truck Circulation Plan indicates that trucks will not utilize Lafayette Avenue. 'No Truck' signage should be posted at the shopping center exits and on Lafayette Avenue. The applicant should address truck routes, delivery times, trash and recycling times, etc. Lafayette Avenue has residential areas which may be impacted.
- h) The gore striping between the 2-way center left turn lane and the left turn only lane is awkward. It is unclear what the applicant's intentions are, as this does not meet the MUTCD.
- i) The Highway Access and Improvement Plans shall be revised to provide centerline, top of curb and bottom of curb grades along Lafayette Avenue at 25 foot intervals.

STORMWATER MANAGEMENT NJAC 7:8

1. The applicant is ultimately disturbing one or more acres (43,560 SF) of land and increase impervious surface by one-quarter acre (10,890 SF) or more. Stormwater management basins are provided to address the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge.
2. The design has met the water quantity requirement for peak rate of reduction.
3. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 has been provided.
4. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed to ensure that the stormwater system will be maintained in perpetuity. 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.
5. The site plans and drainage area maps shall be revised to provide sufficient topography to verify the limits of drainage areas EDA-1 and PDA-1A.
6. The surface area of the drainage basins shall be modeled separately and regarded as impervious surface.

DETAILS

1. The following County standard details are required for improvements in the County right-of-way:
 1. Standard Pavement Marking Legend
 2. Left Turn Lane and Transition
 3. Milling and Resurfacing
 4. Hot Mix Asphalt Pavement
 5. Roadway Widening Roadway Restoration
 - A. Typical Roadway Restoration for Curb Installation
 6. RCP Storm Sewer Installation
 - A. Trench Restoration in Concrete Pavement
 - B. Trench Restoration in Concrete Pavement with HMA Pavement
 - C. Trench Restoration in HMA Pavement
 7. Bypass Area
 8. Mill and Pave Final 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. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
5. Applicant is responsible for obtaining NJDOT approvals for the proposed striping on the County highway. Two (2) copies of the NJDOT approved drawing shall be sent to the County Engineer's office before permits to work in the County right-of-way shall be issued.
6. 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.
7. Underground irrigation systems shall not be located within the County right-of-way.

OUTSIDE AGENCY APPROVALS

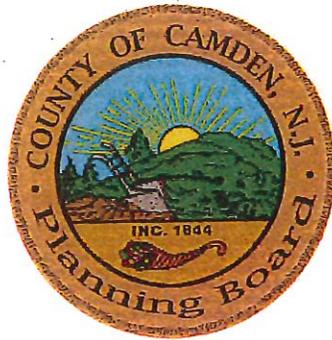
1. Applicant is responsible for all Township Planning/Zoning approval and permits.
2. Applicant is responsible for obtaining all NJDEP permits and approvals.
3. Applicant is responsible for obtaining all Camden County Soil Conservation District Certifications and associated permits.



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

10/16/18

DATE



Cc: Applicant: Patrick.Lyon@lidl.us
Applicant Attorney: Damien DeDuca, Esq. - dod@delducalewis.com
Applicant Engineer: bcrowder@bohlereng.com
Municipal Planning Board Secretary: epowell@voorheesnj.com
Municipal Review Engineer: rdarji@erinj.com

1. The applicant has submitted a Traffic Impact Study for the proposed Lidl supermarket site in Voohees, NJ. The site, located on Block 272, Lot 4 is proposed to be integrated into the existing Cooper's Plaza Shopping Center, which is located at the corner of NJSH Route 73 and Cooper Road. Drive aisle and pedestrian connections are shown on the plan.
2. The traffic study states that the existing vacant development is 71,000 square feet, the proposed LiDL building is 25,400 square feet, and the proposed shopping center is 99,109 square feet. It is unclear where the proposed 99,109 square feet development is to be located. The applicant should clarify whether they are requesting approval for just the LiDL, the proposed 99,109 square foot retail area, or the potential of 99,109 square feet based on future site plan approval.
3. NJSH Route 73 is under the jurisdiction of the New Jersey Department of Transportation, as are the existing signal at Cooper Road (CR 675) and the proposed signal at Lafayette Avenue (CR 693). The applicant is proposing modifications to the traffic signal timings based on a progression analysis, which must be reviewed and approved by the NJDOT. Due to the high volume of traffic in the area during the peak periods, intersections already generally operate at levels of service C through F, during the various peaks. The new traffic signal is proposed to operate at a LOS D through F during the various peak hours, which may require an exemption from the NJDOT.
4. The existing Lafayette Avenue stop controlled approaches to the Haddonfield-Berlin Road intersection are projected to drop from LOS D,D,C to F,F,D on the westbound approach and from LOS C,E,C to LOS E,F,D on the eastbound approach. The applicant's traffic engineer should discuss how this will impact delay times at this intersection and what the queuing on these approaches will be during the peak hours. Additional mitigation at this intersection, including a future traffic signal, may be required.
5. The percentage of vehicles utilizing Lafayette Avenue from Haddonfield-Berlin Road may be higher than the study predicts. The applicant's traffic engineer should discuss the rationale for the projected distribution.
6. An Air Quality Study should be completed for the proposed signalized intersection of Route 73 and Lafayette Avenue and at the stop controlled intersection of Haddonfield-Berlin Road and Lafayette Avenue.
7. While the review of the signalized intersection is under the jurisdiction of the NJDOT, our office recommends the re-alignment of the crosswalk across Route 73. We understand that there is no through movement; however, pedestrians crossing from the east side to west side will have an uncomfortable vantage point of vehicles exiting Lafayette Avenue straight toward them until the turn is made. Secondly, pedestrians crossing from the west side to the east side will have their back to a turning vehicle. The crosswalk places the pedestrian in a vulnerable and uncomfortable position.
8. The reference specifically to the LiDL Discount Supermarket in the figures and appendix is confusing as the traffic study was performed for a 99,109 square foot shopping center. This should be clarified in the traffic study.
9. The applicant's traffic engineer should provide a comparison of trip generation for the proposed Lidl as part of the Shopping Center versus the Supermarket and Discount Supermarket land uses from the ITE manual. The applicant should provide further discussion as to which is the most appropriate land use and how that affects the Traffic Impact Study. Furthermore, the Shopping Center land use code allows for fairly significant pass by percentage

use. The applicant's professional should discuss this as it relates to a supermarket or discount supermarket.

10. Lafayette Avenue is in very poor condition. The applicant should repave the roadway along the frontage of the site and upgrade all inlets to meet the current NJDEP requirements. Furthermore, the applicant should provide a fair share contribution for the roadway and intersection upgrades to Lafayette Avenue and Haddonfield-Berlin Road.
11. The applicant should provide an assessment of the sight distance for the Shopping Center driveways on Lafayette Avenue as there is heavy vegetation and a horizontal curve just west of the site.
12. The applicant should provide a Road Improvements Plan for Lafayette Avenue, which include the following:
 - a) The speed limit on Lafayette Avenue is 35 mph. As there is additional traffic projected to/from the site and traffic signal, the applicant should discuss potential speeding and traffic calming measures on Lafayette Avenue. The applicant should work with the County, in conjunction with the Township, to determine appropriate traffic calming measures.
 - b) The speed limit signage should be brought into conformance with the current MUTCD in terms of retro-reflectivity and mounting height.
 - c) All curve advisory signage should be brought into conformance with the current MUTCD and additional signage should be added.
 - d) Curve advisory pavement markings should be added.
 - e) Pavement reflectors should be provided on approach and through the curve.
 - f) The stop sign on the approach to Route 73 should be removed once the traffic signal is in place.
 - g) The Truck Circulation Plan indicates that trucks will not utilize Lafayette Avenue. 'No Truck' signage should be posted at the shopping center exits and on Lafayette Avenue. The applicant should address truck routes, delivery times, trash and recycling times, etc. Lafayette Avenue has residential areas which may be impacted.
 - h) The gore striping between the 2-way center left turn lane and the left turn only lane is awkward. It is unclear what the applicant's intentions are, as this does not meet the MUTCD.

Camden County Planning Division
Application for County Approval of Subdivision, Site & Development Plan



Making It Better, Together.

Camden County Planning Board

Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021
Phone 856.566.2978 Fax 856.566.2988
planningdivision@camdencounty.com

This application must be completed in full, quadruplicate, 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: Proposed Lidl Grocery Store Development

Project Address (if applicable) & Municipality: Palazzo at Voorhees, 73 NJSH 73 & Lafayette Ave, Voorhees, NJ

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

Type of Submission:

New Application
 Revision of Prior Application
 Resubmission of Part of Major Subdivision

Date: _____
Date: _____

Tax Map Data:

Plate(s): _____
Block(s): 272
Lot(s): 4 & 5

Existing Zoning: MB Major Business Zoning District
Variance Required: _____

Type of Plan:

Site Plan
 Major Subdivision
 Other: _____

Final Development Plan
 Filing Plan

Preliminary Plan
 Minor Subdivision

SP-34-8-17
M-34-4-17

Submission Information:

Applicant: Lidl US Operations, LLC Phone: 703-967-3285 Fax: _____
Address: 3500 S. Clark Street Town: Arlington State: VA
E-Mail: Patrick.Lyon@lidl.us Zip: _____

Agent: Bohler Engineering NJ, LLC Phone: (908) 668-8300 Fax: (908) 754-4401
Address: 35 Technology Drive Town: Warren State: NJ
E-Mail: bcrowder@bohlereng.com Zip: 07059

Proposed Use:

- | | | |
|---|--|--|
| <input type="checkbox"/> Single Family Detached | <input type="checkbox"/> Town Homes | <input checked="" type="checkbox"/> Commercial |
| <input type="checkbox"/> High Rise Apartments | <input type="checkbox"/> Mid-Rise Apartments | <input type="checkbox"/> Garden Apartments |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Other: _____ |

Area:

Total of Existing Lot: 15.003 AC Portion to be Sub-divided: 3.88 AC
Dedicated Land: 0 AC Explain: _____

Signatures Required:

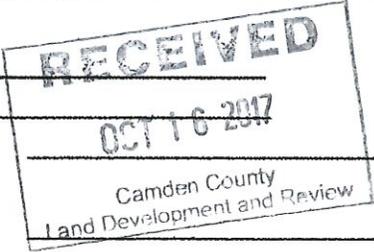
Signature of Applicant: *Patrick Lyon* Date: 9/6/2017
Person Completing Application _____ Date: _____
(Please Print): _____ Date: _____

Municipal Use:

Classification of Application: _____
Authorized Municipal Signature: _____
Title: _____ Transmittal Date: _____
Phone No.: _____

For County Use:

Classification of Application: _____
Authorized County Signature: _____
Title: _____ Date Received: _____
Phone No.: _____ Log No.: _____
Plan No.: SP-31-8-17

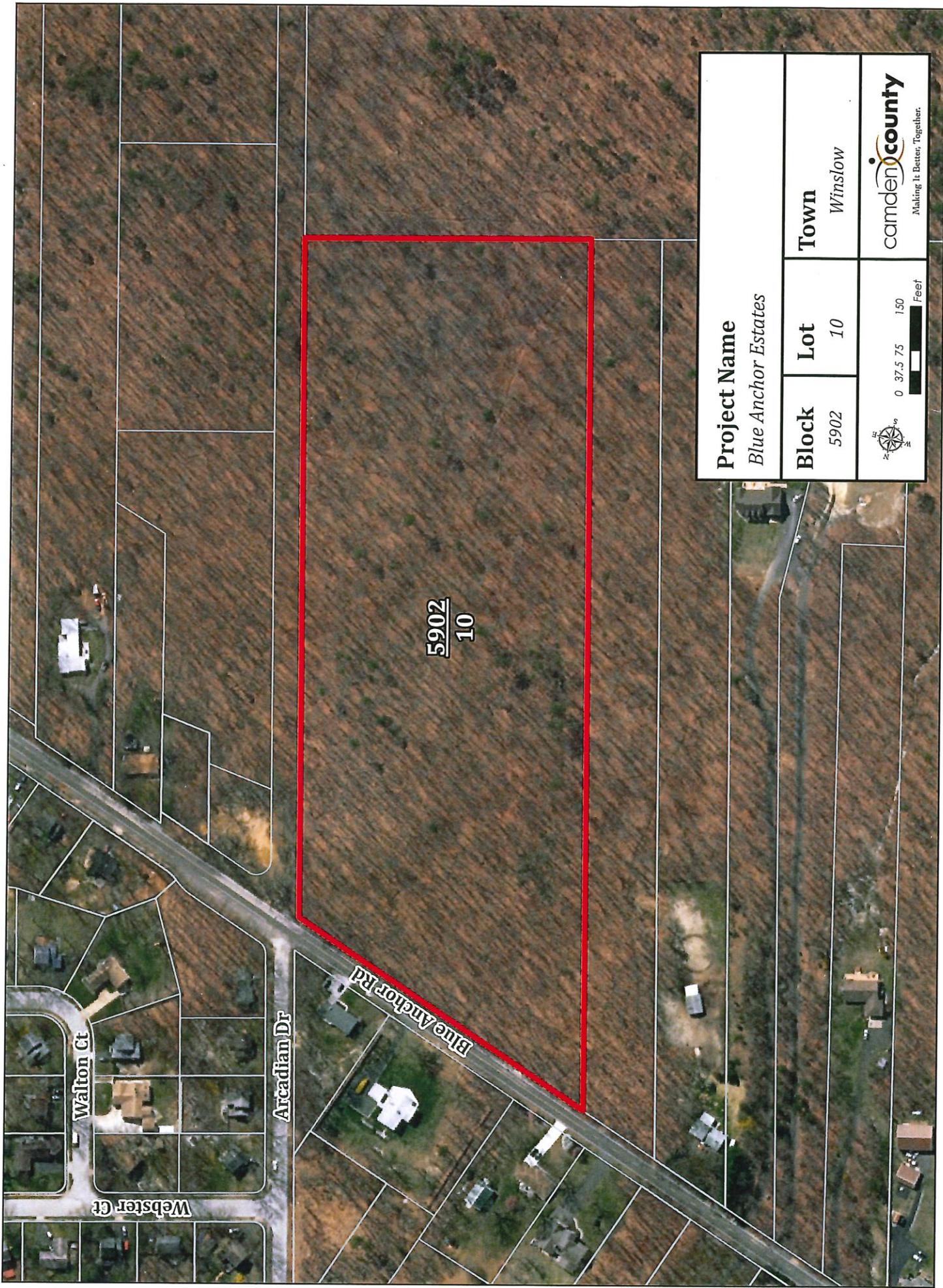


MT-34-4-17

STAFF REPORT MEETING OF:	RE:	Pilgrim Woods
	Plan:	MJ-36-2-19
	Municipality:	Winslow
	Applicant:	Glouco Approvals Group, LLC (c/o Ralph Ford)
	Abuts County Route:	Blue Anchor Rd. (CR 720)

The application for Preliminary and Final Major Site Plan for "Pilgrims Woods" has been reviewed. The Applicant is proposing a Major Subdivision of Lot 10 within Block 5902. The existing lot is vacant wooded lot encompassing 15.28 acres. The applicant is proposing to subdivide this lot into 13 total lots, with 12 dedicated residential lots. The lot fronts Blue Anchor Road, County Route 720 to the north and Arcadian Drive (Formerly Oak Drive) to the east. The development includes a single site access intersecting Blue Anchor Road. The proposed site access will be stop-controlled with two-way ingress/egress. There are no turning movement restrictions for the site access. The proposed site access is positioned opposite an existing residential driveway (10 Blue Anchor Road).

The engineer is proposing both structural and non-structural BMPs to address water quality, quantity and groundwater recharge. The non-structural BMPs consist of impervious disconnects and wooded buffer zones. The primary SWM BMP consists of an infiltration basin.



5902
10

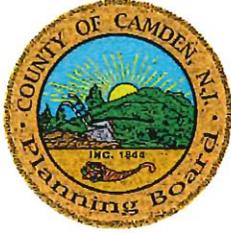
Walton Ct

Webster Ct

Arcadian Dr

Blue Anchor Rd

Project Name Blue Anchor Estates		Town Winslow
Block 5902	Lot 10	
		
		



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

**COUNTY PLAN:
MJ-36-2-19**

Pilgrims Woods
PROJECT NAME

Winslow Township
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: _____

____ PRELIMINARY PLAN

BLOCK: 5902

____ OTHER

LOT (s): 10

NAME: Glouco Approvals Group, LLC (c/o Ralph Ford)

ADDRESS: 216 Cooper Road

CITY: West Berlin **STATE:** NJ **ZIP:** 08091

SITE ABUTS COUNTY HIGHWAY: Blue Anchor Road (CR 720)

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

GENERAL

The application for Preliminary and Final Major Site Plan for "Pilgrims Woods" has been reviewed. The Applicant is proposing a Major Subdivision of Lot 10 within Block 5902. The existing lot is vacant wooded lot encompassing 15.28 acres. The applicant is proposing to subdivide this lot into 13 total lots, with 12 dedicated residential lots. The lot fronts Blue Anchor Road, County Route 720 to the north and Arcadian Drive (Formerly Oak Drive) to the east. The development includes a single site access intersecting Blue Anchor Road. The proposed site access will be stop-controlled with two-way ingress/egress. There are no turning movement restrictions for the site access. The proposed site access is positioned opposite an existing residential driveway (10 Blue Anchor Road).

The engineer is proposing both structural and non-structural BMPs to address water quality, quantity and groundwater recharge. The non-structural BMPs consist of impervious disconnects and wooded buffer zones. The primary SWM BMP consists of an infiltration basin.

The following documents have been reviewed:

1. Preliminary and Final Major Subdivision entitled "Pilgrims Woods", Site Layout Plan, Sheet 4 of 13, prepared by Michael E. Avila, PE, Avila Engineering, LLC; originally dated 08/31/18 and revised 03/11/19.
2. Preliminary and Final Major Subdivision entitled "Pilgrims Woods", Roadway Improvement Plan, Sheet 11 of 13, prepared by Michael E. Avila, PE, Avila Engineering, LLC; originally dated 08/31/18 and revised 03/11/19.
3. Preliminary and Final Major Subdivision entitled "Pilgrims Woods", Grading and Drainage Plan, Sheet 5 of 13, prepared by Michael E. Avila, PE, Avila Engineering, LLC; originally dated 08/31/18 and revised 03/11/19.
4. Site plan entitled "Pilgrim's Woods Preliminary and Final Major Subdivision", prepared by Avila Engineering; dated 08/31/2018.
5. Stormwater Management Report for "Pilgrim's Woods (Formerly Blue Anchor Estates) Block 5902, Lot 10 Blue Anchor Road (CR #720) Winslow Township Camden County, New Jersey", prepared by Avila Engineering; dated 01/10/2019 and revised 03/11/2019.

RIGHT OF WAY

1. The Camden County Master Plan indicates that New Brooklyn- Blue Anchor Rd (CR 720) has a proposed right-of-way of 60 feet, with an existing right-of-way of 49.50 feet. The applicant is required to provide additional right-of-way through a roadway easement to widen New Brooklyn- Blue Anchor Rd (CR 720) 10.25ft from the centerline along the applicant's frontage.
The following is noted:

- a. The site plan should be revised to indicate the roadway easement dedicated to Camden County.
- b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
- c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.

STORMWATER MANAGEMENT NJAC 7:8

1. The proposed improvements 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 meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are required.
2. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. A stormwater management basin has been provided meeting the requirements of NJAC 7:8, Stormwater requirements for water

quantity, water quality, and recharge. The applicant's engineer should provide additional documentation certifying the following:

- a. The final design meets the hydraulic impact requirements of NJAC 7:8-5.4(a)2iv
 - b. The storm water system is in total conformance with the NJAC 7:8.
3. Our office does concur that the applicant is required to meet the recharge requirements under NJAC 7:8 since the proposed development meets the definition of "major development".
4. The following comments are provided regarding the calculations, SWM Report and Plans:
- a. Drainage Area (DA) 3 in the existing conditions map shows two Time-of-Concentration (Tc) Paths which would indicate two separate sub-areas and points of analysis (POA). Please revise accordingly.
 - b. Existing conditions routing results for DA-3 and DA-4 do not match summary Table 1 in Section 3.01 of the report. Please revise accordingly.
 - c. Revise weir elevation for Post Berm 3B in routing analysis to match plan elevation.
 - d. Revise weir elevation grade on Post DA Map for Berm 4B.
 - e. Show Tc path and POA location on Post DA Map for DA 5.
 - f. With regards to the post construction routing analysis for the proposed infiltration basin, the HDPE pipe slopes in the HydroCAD computations do not match the slopes labeled in the plans. Please revise accordingly.
 - g. With regards to the sediment forebay outlet structure routing in HydroCAD, the 24" HDPE pipe culvert should be selected as the "primary" outfall. The 6" low flow orifice and the 42"x54" grate(riser) should be modeled as "Device #1" for both as they are controlling flows to the primary outfall. The emergency spillway (riprap weir) should be modeled as a "secondary" outfall. Please revise accordingly.
 - h. Same comment as above with applicable invert data applies to basin outlet structure modeling. Please revise accordingly.
 - i. Correct outflow data in Table 1 of Section 3.01 for basin outflow DA-6.
 - j. For the inlet and storm sewer conduit design, was the total spread evaluated for the sag locations and along the curb? Applicants engineer is requested to provide testimony regarding this item.
 - k. Add a note to the basin notes restricting construction and placement of infiltrating sand bed and final conversion of the permanent BMP until all contributing drainage boundaries have been vegetatively stabilized.
 - l. Temporary ponding water surface in basin for the 10 Year Storm (and higher storms) exceeds 3' in maximum depth. Please coordinate with County for the assistance on meeting this requirement. (basin embankment for grading change from 4:1 to 3:1 slope.)
 - m. Please provide any details on the downstream conveyance at POA DA-6 where the site discharges to Arcadian Drive. Will discharge flows have positive conveyance or will the discharge flows pond in this vicinity?

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 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.

SITE ACCESS & ROADWAY IMPROVEMENT PLAN

1. The Roadway Improvement Plan, Sheet 11 of 13, dimensions a 75-foot long and 9-foot wide acceleration and deceleration lane. Applicant has designed the requested acceleration and deceleration lanes per County Standard Detail No. 22, Bypass Area.
2. Applicant shall revise design to provide the Minimum 12-foot lane width per County Standard Acceleration and Deceleration Lanes Detail No. 13; or receive concurrence from the County the bypass area design is adequate to support proposed traffic operations at the site access.
3. Applicant shall dimension proposed lane widths and shoulder widths.
4. Applicant shall detail proposed signing and striping at the site access on Sheet 4 of 13, Site Plan Layout per the applicable County Standard Details.
5. Applicant shall include Standard Pavement Marking Legend, County Standard Detail No. 10, as part of the revised plans.

ADMINISTRATIVE

1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
2. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.
3. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant.
4. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
5. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The

improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.

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

OUTSIDE AGENCY APPROVALS

1. Applicant is responsible for all environmental permits required.
2. Applicant is responsible for obtaining all Pinelands Commission permits and approvals.



Andrew Levecchia PP, AICP
County Planner

4/15/2019
DATE



Cc: Applicant: Glouco Approvals Group, LLC Fax: N/A, Email: rcfplanland@gmail.com
Owner: Pinedge Associates, LLC Fax: N/A, Email: Bookkeeping230@gmail.com
Applicant Attorney: Michael J. Ward, Esq., Fax: N/A Email: mickwardlaw@comcast.net
Applicant Engineer: Michael E. Avila, Avila Engineering, Fax: N/A E-Mail: mavila@avila-eng.com
Municipal Planning Board Secretary: Debbie Wells, Fax: N/A Email: dwells@winslowtownship.com
Municipal Review Engineer: ARH Associates, Fax: 609-567-8909 Email: N/A

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: Blue Anchor Estates

Project Address (if applicable) & Municipality: Blue Anchor Road- Winslow Township

Abuts County Road: Yes County Route No.: 720

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): 59

Existing Zoning: PR-1

Block(s): 5902

Variance(s) Required: No

Lot(s): 10

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: Glouco Approvals Group, LLC Phone: 856-768-3800 Fax: _____
 Address: 216 Cooper Road, P.O. Box 130 Town & State: West Berlin, NJ
 Email: rcfplanland@gmail.com Zip.: 08091

Attorney: Michael J. Ward, Esquire Phone: 856-627-3444 Fax: _____
 Address: 118 White Horse Road West Town & State: Voorhees, NJ
 Email: mickwardlaw@comcast.net Zip.: 08043

Engineer: Avila Engineering, LLC Phone: 856-809-2572 Fax: _____
 Address: 228 West White Horse Pike, Suite B Town & State: Berlin, NJ
 Email: mavila@avila-engineering.com Zip.: 08009

Proposed Use (please check all that apply):

- | <u>Residential</u> | <u>Commercial</u> | <u>Industrial</u> |
|---|--|--|
| <input checked="" 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 type="radio"/> Other: _____ |

Project Description & Statistics:

Short Description of Project: Applicant proposes to construct Twelve (12) single family homes along with road and site improvements, Stormwater Management will be handled by Stormwater Management Basin on a single lot to be owned and maintained by a Homeowners Association. Residential lots will be serviced by municipal water supply and on site septic disposal system.

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: increase of 2.28 acres of impervious
 Total Amount of Land Disturbed: 10.91 acres to be disturbed
 Total Gross SF of all Buildings/ Development: 138,316 SF
 Total New Residential Units: 12
 Total New Jobs Created: 0

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES NO

Will new lots be created? YES / NO How Many New Lots? 13

Size of Existing Lot(s): 1 Acre minimum

Portion to be Subdivided: 15.3 +/- Acres

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

Title of Municipal Official: Prel + Final Major Subdivision

Authorized Municipal Signature: Deborah Wells Date: 1-16-19
Planning Board Sec

Transmittal Date (if applicable): _____

Phone Number: 609-367-0700 ext 8086

Signatures Required:

Name of Applicant: Ralph C. Ford, PLS - Project Manager

Signature of Applicant: [Signature] Date: 1-11-2019

Agent Completing Application: same as above

Signature of Agent: _____ Date: _____

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Glouco Approvals Group, LLC. A New Jersey Limited Liability Company

Is the Company a Corporation? YES NO LLC

If yes, what State is the Corporation incorporated in? N/A

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>Michael J. Ward, Esquire,</u>	<u>P.O. Box 368 West Berlin, N.J. 08091</u>	<u>Member</u>
<u>John Tomaski</u>	<u>P.O. Box 368, West Berlin, N.J. 08091</u>	<u>Member</u>

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

X Michael J. Ward, Esquire January 10, 2019
 Signature of Owner & Title MANAGING MEMBER Date
MICHAEL J. WARD,

X _____
 Signature of Owner & Title Date

STAFF REPORT MEETING OF:	RE:	GSK Adult Community
	Plan:	MJ-36-1-19
	Municipality:	Winslow
	Applicant:	GSK Adult community, c/o Corridor Construction, LLC
	Abuts County Route:	Tauton Rd. (Cr 536 spur)

We have reviewed the application for a Preliminary Major Subdivision for the 28.971-acre property. The applicant proposes to subdivide the property into 94 single family homes in an active adult community and 3 stormwater management basins for a total of 97 lots. The property is currently farmed with areas of brush and light woods. There are areas of wetlands on the property. No development is proposed within the wetlands boundaries. The property is serviced by State Route #73 South and County Route #536 (Spur). The developer proposes a right in/right out access to the property from Rt. #73S; a second access is located along E. Taunton Road (CR #536 spur).



Project Name

GSK Adult Community

Block

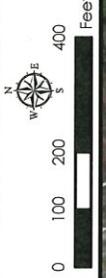
1502

Lot

10

Town

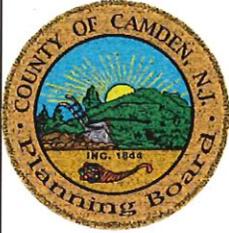
Winslow Twp



camdencounty
Making It Better. Together.

GENERAL NOTES

- 1) BLOCK AND LOT NUMBERS SHOWN TO THE ORIGINAL RECORD DRAWING FOR THIS MAP.
- 2) REFERENCE PLANS:
 - A. PLAN FOR THE BLOCK AND LOT 1500-1509, 1510-1519, 1520-1529, 1530-1539, 1540-1549, 1550-1559, 1560-1569, 1570-1579, 1580-1589, 1590-1599, 1600-1609, 1610-1619, 1620-1629, 1630-1639, 1640-1649, 1650-1659, 1660-1669, 1670-1679, 1680-1689, 1690-1699, 1700-1709, 1710-1719, 1720-1729, 1730-1739, 1740-1749, 1750-1759, 1760-1769, 1770-1779, 1780-1789, 1790-1799, 1800-1809, 1810-1819, 1820-1829, 1830-1839, 1840-1849, 1850-1859, 1860-1869, 1870-1879, 1880-1889, 1890-1899, 1900-1909, 1910-1919, 1920-1929, 1930-1939, 1940-1949, 1950-1959, 1960-1969, 1970-1979, 1980-1989, 1990-1999, 2000-2009, 2010-2019, 2020-2029, 2030-2039, 2040-2049, 2050-2059, 2060-2069, 2070-2079, 2080-2089, 2090-2099, 2100-2109, 2110-2119, 2120-2129, 2130-2139, 2140-2149, 2150-2159, 2160-2169, 2170-2179, 2180-2189, 2190-2199, 2200-2209, 2210-2219, 2220-2229, 2230-2239, 2240-2249, 2250-2259, 2260-2269, 2270-2279, 2280-2289, 2290-2299, 2300-2309, 2310-2319, 2320-2329, 2330-2339, 2340-2349, 2350-2359, 2360-2369, 2370-2379, 2380-2389, 2390-2399, 2400-2409, 2410-2419, 2420-2429, 2430-2439, 2440-2449, 2450-2459, 2460-2469, 2470-2479, 2480-2489, 2490-2499, 2500-2509, 2510-2519, 2520-2529, 2530-2539, 2540-2549, 2550-2559, 2560-2569, 2570-2579, 2580-2589, 2590-2599, 2600-2609, 2610-2619, 2620-2629, 2630-2639, 2640-2649, 2650-2659, 2660-2669, 2670-2679, 2680-2689, 2690-2699, 2700-2709, 2710-2719, 2720-2729, 2730-2739, 2740-2749, 2750-2759, 2760-2769, 2770-2779, 2780-2789, 2790-2799, 2800-2809, 2810-2819, 2820-2829, 2830-2839, 2840-2849, 2850-2859, 2860-2869, 2870-2879, 2880-2889, 2890-2899, 2900-2909, 2910-2919, 2920-2929, 2930-2939, 2940-2949, 2950-2959, 2960-2969, 2970-2979, 2980-2989, 2990-2999, 3000-3009, 3010-3019, 3020-3029, 3030-3039, 3040-3049, 3050-3059, 3060-3069, 3070-3079, 3080-3089, 3090-3099, 3100-3109, 3110-3119, 3120-3129, 3130-3139, 3140-3149, 3150-3159, 3160-3169, 3170-3179, 3180-3189, 3190-3199, 3200-3209, 3210-3219, 3220-3229, 3230-3239, 3240-3249, 3250-3259, 3260-3269, 3270-3279, 3280-3289, 3290-3299, 3300-3309, 3310-3319, 3320-3329, 3330-3339, 3340-3349, 3350-3359, 3360-3369, 3370-3379, 3380-3389, 3390-3399, 3400-3409, 3410-3419, 3420-3429, 3430-3439, 3440-3449, 3450-3459, 3460-3469, 3470-3479, 3480-3489, 3490-3499, 3500-3509, 3510-3519, 3520-3529, 3530-3539, 3540-3549, 3550-3559, 3560-3569, 3570-3579, 3580-3589, 3590-3599, 3600-3609, 3610-3619, 3620-3629, 3630-3639, 3640-3649, 3650-3659, 3660-3669, 3670-3679, 3680-3689, 3690-3699, 3700-3709, 3710-3719, 3720-3729, 3730-3739, 3740-3749, 3750-3759, 3760-3769, 3770-3779, 3780-3789, 3790-3799, 3800-3809, 3810-3819, 3820-3829, 3830-3839, 3840-3849, 3850-3859, 3860-3869, 3870-3879, 3880-3889, 3890-3899, 3900-3909, 3910-3919, 3920-3929, 3930-3939, 3940-3949, 3950-3959, 3960-3969, 3970-3979, 3980-3989, 3990-3999, 4000-4009, 4010-4019, 4020-4029, 4030-4039, 4040-4049, 4050-4059, 4060-4069, 4070-4079, 4080-4089, 4090-4099, 4100-4109, 4110-4119, 4120-4129, 4130-4139, 4140-4149, 4150-4159, 4160-4169, 4170-4179, 4180-4189, 4190-4199, 4200-4209, 4210-4219, 4220-4229, 4230-4239, 4240-4249, 4250-4259, 4260-4269, 4270-4279, 4280-4289, 4290-4299, 4300-4309, 4310-4319, 4320-4329, 4330-4339, 4340-4349, 4350-4359, 4360-4369, 4370-4379, 4380-4389, 4390-4399, 4400-4409, 4410-4419, 4420-4429, 4430-4439, 4440-4449, 4450-4459, 4460-4469, 4470-4479, 4480-4489, 4490-4499, 4500-4509, 4510-4519, 4520-4529, 4530-4539, 4540-4549, 4550-4559, 4560-4569, 4570-4579, 4580-4589, 4590-4599, 4600-4609, 4610-4619, 4620-4629, 4630-4639, 4640-4649, 4650-4659, 4660-4669, 4670-4679, 4680-4689, 4690-4699, 4700-4709, 4710-4719, 4720-4729, 4730-4739, 4740-4749, 4750-4759, 4760-4769, 4770-4779, 4780-4789, 4790-4799, 4800-4809, 4810-4819, 4820-4829, 4830-4839, 4840-4849, 4850-4859, 4860-4869, 4870-4879, 4880-4889, 4890-4899, 4900-4909, 4910-4919, 4920-4929, 4930-4939, 4940-4949, 4950-4959, 4960-4969, 4970-4979, 4980-4989, 4990-4999, 5000-5009, 5010-5019, 5020-5029, 5030-5039, 5040-5049, 5050-5059, 5060-5069, 5070-5079, 5080-5089, 5090-5099, 5100-5109, 5110-5119, 5120-5129, 5130-5139, 5140-5149, 5150-5159, 5160-5169, 5170-5179, 5180-5189, 5190-5199, 5200-5209, 5210-5219, 5220-5229, 5230-5239, 5240-5249, 5250-5259, 5260-5269, 5270-5279, 5280-5289, 5290-5299, 5300-5309, 5310-5319, 5320-5329, 5330-5339, 5340-5349, 5350-5359, 5360-5369, 5370-5379, 5380-5389, 5390-5399, 5400-5409, 5410-5419, 5420-5429, 5430-5439, 5440-5449, 5450-5459, 5460-5469, 5470-5479, 5480-5489, 5490-5499, 5500-5509, 5510-5519, 5520-5529, 5530-5539, 5540-5549, 5550-5559, 5560-5569, 5570-5579, 5580-5589, 5590-5599, 5600-5609, 5610-5619, 5620-5629, 5630-5639, 5640-5649, 5650-5659, 5660-5669, 5670-5679, 5680-5689, 5690-5699, 5700-5709, 5710-5719, 5720-5729, 5730-5739, 5740-5749, 5750-5759, 5760-5769, 5770-5779, 5780-5789, 5790-5799, 5800-5809, 5810-5819, 5820-5829, 5830-5839, 5840-5849, 5850-5859, 5860-5869, 5870-5879, 5880-5889, 5890-5899, 5900-5909, 5910-5919, 5920-5929, 5930-5939, 5940-5949, 5950-5959, 5960-5969, 5970-5979, 5980-5989, 5990-5999, 6000-6009, 6010-6019, 6020-6029, 6030-6039, 6040-6049, 6050-6059, 6060-6069, 6070-6079, 6080-6089, 6090-6099, 6100-6109, 6110-6119, 6120-6129, 6130-6139, 6140-6149, 6150-6159, 6160-6169, 6170-6179, 6180-6189, 6190-6199, 6200-6209, 6210-6219, 6220-6229, 6230-6239, 6240-6249, 6250-6259, 6260-6269, 6270-6279, 6280-6289, 6290-6299, 6300-6309, 6310-6319, 6320-6329, 6330-6339, 6340-6349, 6350-6359, 6360-6369, 6370-6379, 6380-6389, 6390-6399, 6400-6409, 6410-6419, 6420-6429, 6430-6439, 6440-6449, 6450-6459, 6460-6469, 6470-6479, 6480-6489, 6490-6499, 6500-6509, 6510-6519, 6520-6529, 6530-6539, 6540-6549, 6550-6559, 6560-6569, 6570-6579, 6580-6589, 6590-6599, 6600-6609, 6610-6619, 6620-6629, 6630-6639, 6640-6649, 6650-6659, 6660-6669, 6670-6679, 6680-6689, 6690-6699, 6700-6709, 6710-6719, 6720-6729, 6730-6739, 6740-6749, 6750-6759, 6760-6769, 6770-6779, 6780-6789, 6790-6799, 6800-6809, 6810-6819, 6820-6829, 6830-6839, 6840-6849, 6850-6859, 6860-6869, 6870-6879, 6880-6889, 6890-6899, 6900-6909, 6910-6919, 6920-6929, 6930-6939, 6940-6949, 6950-6959, 6960-6969, 6970-6979, 6980-6989, 6990-6999, 7000-7009, 7010-7019, 7020-7029, 7030-7039, 7040-7049, 7050-7059, 7060-7069, 7070-7079, 7080-7089, 7090-7099, 7100-7109, 7110-7119, 7120-7129, 7130-7139, 7140-7149, 7150-7159, 7160-7169, 7170-7179, 7180-7189, 7190-7199, 7200-7209, 7210-7219, 7220-7229, 7230-7239, 7240-7249, 7250-7259, 7260-7269, 7270-7279, 7280-7289, 7290-7299, 7300-7309, 7310-7319, 7320-7329, 7330-7339, 7340-7349, 7350-7359, 7360-7369, 7370-7379, 7380-7389, 7390-7399, 7400-7409, 7410-7419, 7420-7429, 7430-7439, 7440-7449, 7450-7459, 7460-7469, 7470-7479, 7480-7489, 7490-7499, 7500-7509, 7510-7519, 7520-7529, 7530-7539, 7540-7549, 7550-7559, 7560-7569, 7570-7579, 7580-7589, 7590-7599, 7600-7609, 7610-7619, 7620-7629, 7630-7639, 7640-7649, 7650-7659, 7660-7669, 7670-7679, 7680-7689, 7690-7699, 7700-7709, 7710-7719, 7720-7729, 7730-7739, 7740-7749, 7750-7759, 7760-7769, 7770-7779, 7780-7789, 7790-7799, 7800-7809, 7810-7819, 7820-7829, 7830-7839, 7840-7849, 7850-7859, 7860-7869, 7870-7879, 7880-7889, 7890-7899, 7900-7909, 7910-7919, 7920-7929, 7930-7939, 7940-7949, 7950-7959, 7960-7969, 7970-7979, 7980-7989, 7990-7999, 8000-8009, 8010-8019, 8020-8029, 8030-8039, 8040-8049, 8050-8059, 8060-8069, 8070-8079, 8080-8089, 8090-8099, 8100-8109, 8110-8119, 8120-8129, 8130-8139, 8140-8149, 8150-8159, 8160-8169, 8170-8179, 8180-8189, 8190-8199, 8200-8209, 8210-8219, 8220-8229, 8230-8239, 8240-8249, 8250-8259, 8260-8269, 8270-8279, 8280-8289, 8290-8299, 8300-8309, 8310-8319, 8320-8329, 8330-8339, 8340-8349, 8350-8359, 8360-8369, 8370-8379, 8380-8389, 8390-8399, 8400-8409, 8410-8419, 8420-8429, 8430-8439, 8440-8449, 8450-8459, 8460-8469, 8470-8479, 8480-8489, 8490-8499, 8500-8509, 8510-8519, 8520-8529, 8530-8539, 8540-8549, 8550-8559, 8560-8569, 8570-8579, 8580-8589, 8590-8599, 8600-8609, 8610-8619, 8620-8629, 8630-8639, 8640-8649, 8650-8659, 8660-8669, 8670-8679, 8680-8689, 8690-8699, 8700-8709, 8710-8719, 8720-8729, 8730-8739, 8740-8749, 8750-8759, 8760-8769, 8770-8779, 8780-8789, 8790-8799, 8800-8809, 8810-8819, 8820-8829, 8830-8839, 8840-8849, 8850-8859, 8860-8869, 8870-8879, 8880-8889, 8890-8899, 8900-8909, 8910-8919, 8920-8929, 8930-8939, 8940-8949, 8950-8959, 8960-8969, 8970-8979, 8980-8989, 8990-8999, 9000-9009, 9010-9019, 9020-9029, 9030-9039, 9040-9049, 9050-9059, 9060-9069, 9070-9079, 9080-9089, 9090-9099, 9100-9109, 9110-9119, 9120-9129, 9130-9139, 9140-9149, 9150-9159, 9160-9169, 9170-9179, 9180-9189, 9190-9199, 9200-9209, 9210-9219, 9220-9229, 9230-9239, 9240-9249, 9250-9259, 9260-9269, 9270-9279, 9280-9289, 9290-9299, 9300-9309, 9310-9319, 9320-9329, 9330-9339, 9340-9349, 9350-9359, 9360-9369, 9370-9379, 9380-9389, 9390-9399, 9400-9409, 9410-9419, 9420-9429, 9430-9439, 9440-9449, 9450-9459, 9460-9469, 9470-9479, 9480-9489, 9490-9499, 9500-9509, 9510-9519, 9520-9529, 9530-9539, 9540-9549, 9550-9559, 9560-9569, 9570-9579, 9580-9589, 9590-9599, 9600-9609, 9610-9619, 9620-9629, 9630-9639, 9640-9649, 9650-9659, 9660-9669, 9670-9679, 9680-9689, 9690-9699, 9700-9709, 9710-9719, 9720-9729, 9730-9739, 9740-9749, 9750-9759, 9760-9769, 9770-9779, 9780-9789, 9790-9799, 9800-9809, 9810-9819, 9820-9829, 9830-9839, 9840-9849, 9850-9859, 9860-9869, 9870-9879, 9880-9889, 9890-9899, 9900-9909, 9910-9919, 9920-9929, 9930-9939, 9940-9949, 9950-9959, 9960-9969, 9970-9979, 9980-9989, 9990-9999, 10000-10009, 10010-10019, 10020-10029, 10030-10039, 10040-10049, 10050-10059, 10060-10069, 10070-10079, 10080-10089, 10090-10099, 10100-10109, 10110-10119, 10120-10129, 10130-10139, 10140-10149, 10150-10159, 10160-10169, 10170-10179, 10180-10189, 10190-10199, 10200-10209, 10210-10219, 10220-10229, 10230-10239, 10240-10249, 10250-10259, 10260-10269, 10270-10279, 10280-10289, 10290-10299, 10300-10309, 10310-10319, 10320-10329, 10330-10339, 10340-10349, 10350-10359, 10360-10369, 10370-10379, 10380-10389, 10390-10399, 10400-10409, 10410-10419, 10420-10429, 10430-10439, 10440-10449, 10450-10459, 10460-10469, 10470-10479, 10480-10489, 10490-10499, 10500-10509, 10510-10519, 10520-10529, 10530-10539, 10540-10549, 10550-10559, 10560-10569, 10570-10579, 10580-10589, 10590-10599, 10600-10609, 10610-10619, 10620-10629, 10630-10639, 10640-10649, 10650-10659, 10660-10669, 10670-10679, 10680-10689, 10690-10699, 10700-10709, 10710-10719, 10720-10729, 10730-10739, 10740-10749, 10750-10759, 10760-10769, 10770-10779, 10780-10789, 10790-10799, 10800-10809, 10810-10819, 10820-10829, 10830-10839, 10840-10849, 10850-10859, 10860-10869, 10870-10879, 10880-10889, 10890-10899, 10900-10909, 10910-10919, 10920-10929, 10930-10939, 10940-10949, 10950-10959, 10960-10969, 10970-10979, 10980-10989, 10990-10999, 11000-11009, 11010-11019, 11020-11029, 11030-11039, 11040-11049, 11050-11059, 11060-11069, 11070-11079, 11080-11089, 11090-11099, 11100-11109, 11110-11119, 11120-11129, 11130-11139, 11140-11149, 11150-11159, 11160-11169, 11170-11179, 11180-11189, 11190-11199, 11200-11209, 11210-11219, 11220-11229, 11230-11239, 11240-11249, 11250-11259, 11260-11269, 11270-11279, 11280-11289, 11290-11299, 11300-11309, 11310-11319, 11320-11329, 11330-11339, 11340-11349, 11350-11359, 11360-11369, 11370-11379, 11380-11389, 11390-11399, 11400-11409, 11410-11419, 11420-11429, 11430-11439, 11440-11449, 11450-11459, 11460-11469, 11470-11479, 11480-11489, 11490-11499, 11500-11509, 11510-11519, 11520-11529, 11530-11539, 11540-11549, 11550-11559, 11560-11569, 11570-11579, 11580-11589, 11590-11599, 11600-11609, 11610-11619, 11620-11629, 11630-11639, 11640-11649, 11650-11659, 11660-11669, 11670-11679, 11680-11689, 11690-11699, 11700-11709, 11710-11719, 11720-11729, 11730-11739, 11740-11749, 11750-11759, 11760-11769, 11770-11779, 11780-11789, 11790-11799, 11800-11809, 11810-11819, 11820-11829, 11830-11839, 11840-11849, 11850-11859, 11860-11869, 11870-11879, 11880-11889, 11890-11899, 11900-11909, 11910-11919, 11920-11929, 11930-11939, 11940-11949, 11950-11959, 11960-11969, 11970-11979, 11980-11989, 11990-11999, 12000-12009, 12010-12019, 12020-12029, 12030-12039, 12040-12049, 12050-12059, 12060-12069, 12070-12079, 12080-12089, 12090-12099, 12100-12109, 12110-12119, 12120-12129, 12130-12139, 12140-12149, 12150-12159, 12160-12169, 12170-12179, 12180-12189, 12190-12199, 12200-12209, 12210-12219, 12220-12229, 12230-



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

**COUNTY PLAN:
MJ-36-1-19**

GSK Adult Community

PROJECT NAME

Winslow Township

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: 15

1st Review

PRELIMINARY PLAN

BLOCK: 1502

OTHER

LOT (s): 10

NAME: GSK Adult Community, c/o Corridor Construction, LLC

ADDRESS: Route #73 and East Taunton Road (County Route 536 Spur)

CITY: Winslow Township **STATE:** NJ **ZIP:** 08095

SITE ABUTS COUNTY HIGHWAY:

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

GENERAL

We have reviewed the application for a Preliminary Major Subdivision for the 28.971-acre property. The applicant proposes to subdivide the property into 94 single family homes in an active adult community and 3 stormwater management basins for a total of 97 lots. The property is currently farmed with areas of brush and light woods. There are areas of wetlands on the property. No development is proposed within the wetlands boundaries. The property is serviced by State Route #73 South and County Route #536 (Spur). The developer proposes a right in/right out access to the property from Rt. #73S; a second access is located along E. Taunton Road (CR #536 spur).

The following documents have been reviewed:

1. Preliminary Development Plan for "GSK Adult Community", as prepared by Peterman, Maxcy Associates, LLC, dated 4/27/18, revised as noted below:
 - a. Cover Sheet, Sheet 1 of 37, revised 1/16/19
 - b. Overall Plan, Sheet 2 of 37, revised 12/21/18
 - c. Preliminary Plan of Lots 1, Sheets 3 of 37, revised 12/21/18
 - d. Preliminary Plan of Lots 2, Sheets 4 of 37, revised 12/21/18
 - e. Preliminary Plan of Lots 3, Sheets 5 of 37, revised 12/21/18
 - f. Preliminary Plan of Lots 4, Sheets 6 of 37, revised 12/21/18
 - g. Development Plan – 3*, Sheet 7 of 37
 - h. Development Plan – 1*, Sheet 8 of 37
 - i. Development Plan – 2*, Sheet 9 of 37
 - j. Development Plan – 2*, Sheet 10 of 37
 - k. Grading Plan – 1, Sheet 11 of 37
 - l. Grading Plan – 2, Sheet 12 of 37, revised 12/21/18
 - m. Grading Plan – 3, Sheet 13 of 37, revised 12/21/18
 - n. Grading Plan – 4, Sheet 14 of 37, revised 12/21/18
 - o. Utility Plan – 1 thru 4, Sheets 15 thru 18 of 37, 12/21/18
 - p. Landscape and Lighting – 1, Sheet 19 of 37, revised 12/21/18
 - q. Landscape and Lighting – 1*, Sheet 20 of 37
 - r. Landscape and Lighting – 1*, Sheet 21 of 37
 - s. Landscape and Lighting – 1*, Sheet 22 of 37
 - t. Profiles – 1, Sheet 22 of 37, revised 12/21/18
 - u. Profiles – 2, Sheet 23 of 37
 - v. Construction Details – 1, Sheet 25 of 37, revised 12/21/18
 - w. Construction Details – 2, Sheet 26 of 37
 - x. Final Utility Details – 1, Sheet 27 of 37
 - y. Final Utility Details – 1A, Sheet 28 of 37
 - z. Final Utility Details – 1B, Sheet 29 of 37
 - aa. Utility Details – 1, Sheet 30 of 37
 - bb. Soil Erosion and Sediment Control Plan – 1, Sheet 31 of 37, revised 12/21/18
 - cc. Soil Erosion and Sediment Control Plan – 2, Sheet 32 of 37
 - dd. Soil Erosion and Sediment Control Plan – 3, Sheet 33 of 37, revised 12/21/18
 - ee. Soil Erosion and Sediment Control Plan – 4, Sheet 34 of 37, revised 12/21/18
 - ff. Soil Erosion and Sediment Control Details – 1, Sheet 35 of 37
 - gg. Soil Erosion and Sediment Control Details – 2, Sheet 36 of 37
 - hh. Test Pits, Sheet 37 of 37
2. Stormwater Management Report for "GSK Adult Community", as prepared by Peterman Maxcy Associates, LLC, dated 3/30/18
3. Stormwater Maintenance Manual for "GSK Adult Community", as prepared by Peterman Maxcy Associates, LLC, dated 3/29/19

4. Groundwater Mounding Analysis for "GSK Adult Community", as prepared by Peterman Maxcy Associates, LLC, dated 4/3/18
5. Transportation Assessment for "GSK Adult Community", prepared by Traffic Planning and Design, dated 2/8/19
6. Traffic Engineering Review #1, for "GSK Adult Community", as prepared by CME Associates, dated 4/11/19
7. Technical Review #1 for "GSK Adult Community", as prepared by ARH Associates, dated 4/10/19
8. Technical Review #1 Memorandum for "GSK Adult Community", as prepared by ARH Associates, dated 4/10/19
9. Camden County Planning Board Application, as prepared by Corridor Construction, Inc., dated 1/16/19
10. Camden County Planning Board Application, Affidavit, as prepared by Corridor Construction, Inc., dated 1/16/19

We offer the following comments:

RIGHT OF WAY

1. The Camden County Master Plan indicates that East Taunton Road (CR 536 Spur) has a proposed right-of-way of 74 feet, with an existing right-of-way of 49.5 feet (Page A-2 of the Camden County Highway Plan). The Applicant is required to provide additional Right-of-Way in the amount of 12.25ft by easement. The applicant's plan indicates the ROW is 120 feet.
 - a. The site plan should be revised to indicate any roadway easement with the County of Camden.
 - 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.
2. The traffic analysis report indicates that a formal median opening should be provided where there is a current grass/dirt opening. A bituminous median opening will be constructed to provide access to the site along CR 536 Spur. The applicant should provide details on the plans.
3. U-turn signage should be provided at the proposed left turn lane in the area of the median.

SITE PLAN

4. The applicant will provide an existing conditions plan for review.
5. The applicant will provide a demolition plan to demonstrate features which may be removed from the county ROW.
6. A sight triangle easement at the intersection of East Taunton Road (CR 536 Spur) and proposed Road B is required. The applicant is required to submit a deed of site triangle easement to the County of Camden that describes the required easement.

7. In accordance with 3.3.1.8, new roads shall be located to provide an unobstructed line of sight. Plan sheet 21 of 37 indicates that the intersection with CR 536 Spur will have development signage and plantings. Additionally, a portion of dense vegetation exists within the site triangle north of the access. The applicant should indicate on the plan the areas of dense vegetation within the site triangle to be removed. A note should be added to this plan to indicate that the area within the Sight Triangle shall be free of all vegetation or obstructions 18" high or higher and shall be continually maintained as such by the applicant/owner.
8. County Road 536 Spur at this location does not have any curbing. The plans indicate that the curbing from the development will continue out onto the County Road ROW. A detail must be provided to show the transition from curbing to no curbing, and must meet with the requirements of Section 3.4.9.
9. Site plans must conform to the following Standards from the Camden County Development Regulations, updated February 2017. Section 3.2, Control of Access to County Road and Access Design Standards addresses road access to a County Road; Section 3.4 address pavement and curbing. The design standard details are provided at the end of Regulations. Details relating to County ROW work shall be provided on the development plan.
 - a. 3.2.1.1.G.2 – Profile of a Road or Street Approach to a County Road – the applicant should provide the grade of Road B at the County road. The grade shall be no greater than 3% for a minimum of 25 feet from the edge of pavement of the intersecting county road.
 - b. 3.2.1.1.G.7 – Left Turn Storage Lanes – The site plan shows a left turn lane. No details have been provided by the applicant. Construction details of the turn lane and the turning median must be provided on the plans. Calculations should be provided on the detail to demonstrate that the design conforms to the appropriate standards. Details should also be provided for the striping, curbing, paving, etc. to also include materials used.
 - c. 3.2.1.1.G.8 – By-Pass Area – County Road 536 Spur in the vicinity of Road B is a 4-lane roadway which allows through traffic to bypass a vehicle waiting to make a left turn into the subject site.
 - d. 3.2.1.1.I – Emergency Access (Major Subdivision) – Emergency access points should be a maximum of 18' width. The applicant has not proposed any emergency access onto the property. The applicant shall provide a turning diagram to show ingress and egress from the site for fire apparatus.
 - e. 3.2.1.1.K – Traffic Signs – the applicant has only provided details on signs within the development. Details of signs that will be placed in the County ROW, such as signs indicated left- or U-turns, should be provided.
 - f. 3.2.1.1.M – Pavement Markings – the applicant has proposed a left-turn lane. All pavement markings should be identified and details provided. Pavement markings removed on East Taunton Road as a result of construction activity shall be repainted

in their previous locations in accordance with the applicable Camden County details and specifications.

- g. 3.4.9 Curb – County Curb is required along the entire length of the frontage of the development property. Please include County Curb Detail #1 with in the plan set.

MAJOR SUBDIVISION

10. A Final Plan of Lots, with approved Blocks, Lots and Addresses, Easements, Road Dedication, etc. should be provided. All deeds and legal descriptions will be provided.

STORMWATER MANAGEMENT NJAC 7:8

11. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. Three (3) stormwater management basins are proposed that meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge.
12. The proposed plan shows there is no impact to the County road from this development.
13. The applicant does not propose any new inlets or basins within the County ROW. There are no storm manholes or inlets within the vicinity of the project area.
14. There is an existing drainage area along the edge of the property within the ROW for SR 73 ramp and CR536 SPUR. It is expected that this drainage area discharges into the wetland area. It will remain untouched during construction.
15. The design has met the water quantity requirement for peak rate of reduction.
16. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided by the applicant in order to ensure that the stormwater system can be maintained in perpetuity. 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.

TRAFFIC

17. The applicant has provided a traffic analysis that indicates level of service B or better.
18. The applicant should discuss the median turn lane that is used for the office building across Route 536 Spur. Details should be provided on the plans to show that the new development will not impede the traffic flow of the businesses surrounding the development.
19. A Maintenance and Protection of Traffic Plan should be provided for all work performed within the County right-of-way in accordance with Section 2.2.6.
20. A Striping and Signing Plan should be provided to indicate all proposed traffic signs and traffic markings within the County right-of-way in accordance with Section 2.2.7.

21. A set of Roadway Improvement Plans for County Rt. 536S East Taunton Rd. is required in accordance with section 2.6.
 - a. Consideration for a new traffic pattern where Rd. B. intersects with County Rd. 536S East Taunton Rd. needs additional safety features and signage as outlined in the applicant Traffic Report.
22. Applicants Traffic Engineer should be prepared to testify about the need for a Traffic Signal Warrant Analysis at the intersection of Rd. B and County Rt. 536S East Taunton Rd. and amend the Traffic Report to detail why or why not a Traffic Signal Warrant Analysis was performed at this location.

DETAILS

23. All construction or reconstruction within the County right-of-way shall conform to NJDOT, County and Municipal standards.
24. All curb should be designed in accordance with County Design Standards-Roads, Section E.4. All curbing constructed within the County right-of-way shall be at 9" x 18" gray concrete with a 1" batter in the 8" face.
25. The applicant should provide turning diagrams to show ingress and egress from fire apparatus.
26. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. The limits of disturbance shown on the plan indicate a trench across CR 536 Spur to provide water service to the development.
27. Information should be provided per the specifications, 6.2 – Grass and Topsoil, for any areas impacted by construction along the County Road. This includes at the roadway intersection and at the median for the proposed left turn lane.
28. Section 6.4 addresses buffering along the County road. The applicant should be prepared to provide details on the current condition of the brush along the frontage at East Taunton Road. In addition, there is proposed open space at the entrance to the neighborhood with no proposed landscaping. This should be addressed with a landscaping plan. All landscaping plans at the entrance should be mindful of any sight triangle easements.
29. Section 6.9 or 6.10 – Landscaping on Channelized Islands or Traffic Islands or Medians – The proposed left hand turn median shall be maintained with turf, groundcovers, annuals, perennials or shrubs and shall be maintained to a height of thirty (30) inches as measured from the centerline of grade of the adjacent street or driveway.

ADMINISTRATIVE

30. 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

31. Applicant is responsible for obtaining all NJDOT and Camden County permits and approvals necessary for the proposed work.
32. Applicant is responsible for obtaining NJDOT approvals for the proposed striping on the County highway. Two (2) copies of the NJDOT approved drawing shall be sent to the County Engineer's office before permits to work in the County right-of-way shall be issued.
33. 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.
34. 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.
35. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

36. Applicant is responsible for all environmental permits required.



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



DATE



Cc: Applicant/Owner: Corridor Construction, Inc., joem@titleamericaagency.com
Applicant Attorney: David C. Patterson, Esq., dpatterson@maressalaw.com
Applicant Engineer: Brian Peterman, PE, petermaneng@comcast.net
Municipal Engineer: Robert Viteeses ARH Associates,
Municipal Planning Board Secretary: Debbie Wells,

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: GSK ADULT COMMUNITY
Project Address (if applicable) & Municipality: NJSA ROUTE 73 + EAST TAUNTON ROAD
Abuts County Road: EAST TAUNTON ROAD County Route No.: 530

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): 15
Block(s): 1502
Lot(s): 10

Existing Zoning: REDEVELOPMENT ZONE
Variance(s) Required: NONE

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: Corridor Construction Inc. Phone: 856-767-8573 Fax: _____
 Address: 185 W. White Horse Pike Town & State: Berlin, NJ
 Email: JoeM@titleamericaagency.com Zip.: 08009

Attorney: David C. Patterson, Esq. Phone: 856-767-1471 Fax: _____
Maressa & Patterson, P.C.
 Address: 191 W. White Horse Pike Town & State: Berlin, NJ
 Email: _____ Zip.: 08009

Engineer: Brian S. Peterman, P.E., C.M.E. Phone: 856-282-7444 Fax: 856-282-7443
Peterman Maxcy Associates, LLC
 Address: 189 South Lakeview Drive, Suite 101 Town & State: Gibbsboro, NJ
 Email: petermaneng@comcast.net Zip.: 08026

Proposed Use (please check all that apply):

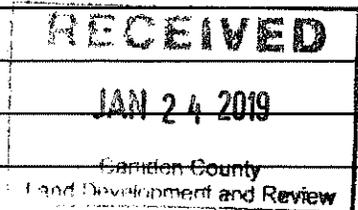
- | <u>Residential</u> | <u>Commercial</u> | <u>Industrial</u> |
|---|--|--|
| <input checked="" type="radio"/> Single Family Detached | <input type="radio"/> Retail | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes | <input type="radio"/> Office | <input type="radio"/> 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 type="radio"/> Other: _____ |

Project Description & Statistics:

Short Description of Project: The site is located along N.J.S.H. Route 73 & Taunton Road. It is currently farmed with areas of brush and light woods. Along East Taunton Road are the remains of a dwelling and along N.J.S.H. Route 73 there is a low lying area that is classified as wetlands by the Pinelands Commission. The applicant is proposing this subdivision for an active adult community with 94 single family homes and three (3) lots that will be open space lots that will contain the infiltration/detention basins along with vegetated swales.

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: 11.16 AC (33.5% increase)
 Total Amount of Land Disturbed: 24.61 AC

Total Gross SF of all Buildings/ Development: 1,072,011 SF +/-
 Total New Residential Units: 94 Dwellings
 Total New Jobs Created: Unknown



MS-36-1-19

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

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

Will new lots be created? **YES** / NO How Many New Lots? 97 Lots

Size of Existing Lot(s): 28.971 AC +/-

Portion to be Subdivided: Entire Property. Creating 94 single family home lots and 3 open space lots.

Municipal Use:

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Corridor Construction Inc.
Name of Applicant: Joseph A. Maressa, Jr.

Signature of Applicant: *Joseph Maressa Jr. manager* Date: 1-16-19

Brian S. Peterman, P.E., C.M.E.
Agent Completing Application: Peterman Maxcy Associates, LLC

Signature of Agent: *[Signature]* Date: 1/16/19

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: MS-36-1-19

Stamp Date Received Below

RECEIVED
JAN 24 2019
Camden County
Land Development and Review

