

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



Making It Better, Together.

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

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

## Agenda for May 22, 2018

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

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comments on non-agenda items
5. Adoption of Minutes – from previous meeting
6. **Review of Project for Board Action**
  - a. Lakes of Pine Hill – MJ-28-1-12R/SP-28-2-12R
  - b. Enterprise Building Materials – M-36-1-18/SP-36-3-18
  - c. Algo Office Building – SP-36-2-18
  - d. Action Pak – SP-8-7-18
  - e. Resintech – SP-8-8-18
- Additional item for approval:**
  - f. Regional Planning Districts Map
7. Chairman's report
8. Attorney's Report
9. County Engineers Report
10. County Planning Report - review of public comments received
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

**Camden County Planning Board  
County Public Works Complex, Lindenwold  
6:00 PM  
February 27, 2017**

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

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

Planning Board Solicitor: Ms. Catherine Binowski was present.

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

**MINUTES**

A motion was made to approve the minutes of the January 23, 2018 meeting by Mr. Pillo and seconded by Ms. Williams; all present were in favor.

**SUBDIVISIONS & SITE PLANS**

**SP-8-14-17                      Our Lady of Lourdes                      Camden**

Ann Campbell, Esq., Ed Brady, PE, and Brian Prospa, Traffic PE were present for the application.

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

Approved by Camden City. Will have signage at driveways to let public know what way to go. Parking will be from 9am to 9pm.

Driveway a Haddon Ave entrance only. There will be a "DO NOT BLOCK THE BOX" at the proposed driveway.

Agree with County Engineer's comments.

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

**SP-3-1-18                      210 White Horse Pike                      Barrington**

Albert Singer, Esq., and Mike Sodl, PE were present for the application.

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

Applicant received local approval from Barrington. LOI approval.

Will consist of small office and warehouse. They will be adding parking spaces.

50 Ft. buffer from wetlands. Received Letter of No Interest from NJDOT.

Must revise plans for storm water. Also revise to include the existing ROW on E. Atlantic Ave to make accurate determination regarding a roadway easement.

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

**SP-12-1-18**

**First Watch Café**

**Cherry Hill**

Peter Thorndike, Esq. and Brian Cleary, PE, and Dave Shropshire were present for the application.

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

They will demolish the building and build a new one. 60 parking spaces. There will be outside seating of 20. It will be outside the ROW.

The restaurant will close at 2:30pm.

Full access at South driveway and Right in, Right out at North driveway.

Agree with all the County Engineer's comments and the traffic engineer's comments.

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

**SP-34-1-18**

**Rizzieri Salon & Spa**

**Voorhees**

Brian Lozuke, Esq., Steve Bach, PE, and Dave Shropshire, Traffic PE were present for the application.

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

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

Receive approval from Voorhees.

Employees and patrons will go in and out onto a local road, Middlesex Ave. only. They will put in "DO NOT BLOCK THE BOX" striping on Somerdale Road and Evesham Road.

Agree with County Engineer's comments.

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

**SP-16-1-18**

**132 Haddon Ave.**

**Haddonfield**

Laura D'Alessandro, Esq., Joseph Odenheimer, PE and Chris Munafo, Applicant were present to the application.

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

Received approval from Haddonfield. The access will be in rear on a local road.

Agree with County Engineer's comments.

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

**PUBLIC COMMENTS**

None.

**CHAIRMAN'S REPORT**

None.

**ATTORNEY'S REPORT**

None.

**COUNTY ENGINEER'S REPORT**

None.

**COUNTY PLANNING REPORT**

Andrew spoke about the resident concerns regarding the Wawa on Coles Road in Cherry Hill.

**NEW BUSINESS**

None.

**OLD BUSINESS**

None

**ADJOURNMENT**

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

Respectfully Submitted,  
Carol Sigman  
Land Development & Review Clerk

January 25, 2018

Dear Mr. Andrew Levecchia

I spoke to you by telephone on January 24th regarding the increasing traffic on Coles Avenue.

I had been under the impression cars leaving McDonald's would exit on Rt 38 and not Coles Avenue. I live on Pratt Road and if I need to get to Coles Avenue I would need to make a left hand turn onto Hassemer Road and a right or left turn onto Coles Avenue. Before entering Coles Avenue I need to wait for cars coming from Maple Shade then dealing with cars leaving McDonald's and Rt 38 circle traffic before trying to make a right or left hand turn onto Coles Avenue and it is getting to be more and more of a challenge. Adding to this there is underway a super Wa-Wa, increasing the amount of cars that will be using Coles Avenue.

Years ago because of the heavy traffic on Church Road leaving the mall and elsewhere and it was much worse on the holidays, the residents on Delwood Road filed a petition that cars could only make a left hand turn onto Delwood Road from Church Road and make a right hand turn coming off of Rt 38 circle. I have sat in traffic on Church Road waiting to reach Delwood Road to make left turn and I do not believe the amount of cars that I have witnessed leave their place line and cross over the double yellow line, into oncoming traffic long before they get to Delwood Road entrance to make a left hand turn onto Delwood Road. This has become a dangerous occurrence.

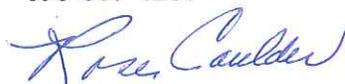
I live on Pratt Road and in order for me to get to Church Road, I must make a left hand turn onto Hassemer Road and a right turn onto Coles Avenue and wait until traffic is clear of any cars including Rt 38 circle traffic, then bear right at the Rt 38 circle until I get to Church Road to get to the shopping centers, going around Rt 38 circle to get onto Church Road never made much sense to me, when all I would need to do is make a right turn onto Hassemer Road and a left hand turn onto Delwood Road and a left or right onto Church Road from Pratt Road.

Mr. Levecchia, after reading my frustration concerning this traffic pattern, perhaps opening Delwood Road allowing residents to once again use Delwood Road to get to Church Road instead of going around Rt 38 circle to Church Road. In my opinion it would also relieve traffic coming from Maple Shade which will only increase when the super Wa-Wa project is completed.

There is no perfect solution, these roads were never meant to handle this volume of traffic. Perhaps the County and Township planning board would look into the possibility of making Delwood Road a two way street again.

I thank you for you for your time and consideration in this matter.

Rose Caulder  
17 Pratt Road  
Cherry Hill NJ 08002  
856-667-4287





**Camden County Planning Board  
Land Development Review**

**Review List for Meeting**

**May 29, 2018**

***Minor/Major Subdivisions***

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
M-1	Lakes of Pine Hill	MJ-28-1-12R	Pine Hill	88 lot residential subdivision
M-2	Enterprise Building Materials	M-36-1-18	Winslow Twp.	2 lot commercial subdivision

***Site Plans***

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Lakes of Pine Hill	SP-28-2-12R	Pine Hill	85 housing units
SP-2	Enterprise Building Materials	SP-36-3-18	Winslow Twp.	asphalt product storage and distribution center
SP-3	Algo Office Building	SP-36-2-18	Winslow Twp.	5000 sq.ft. office building
SP-4	Action Pak	SP-8-7-18	City of Camden	commercial parking and distribution
SP-5	Resin Tech	SP-8-8-18	City of Camden	commercial manufacturing

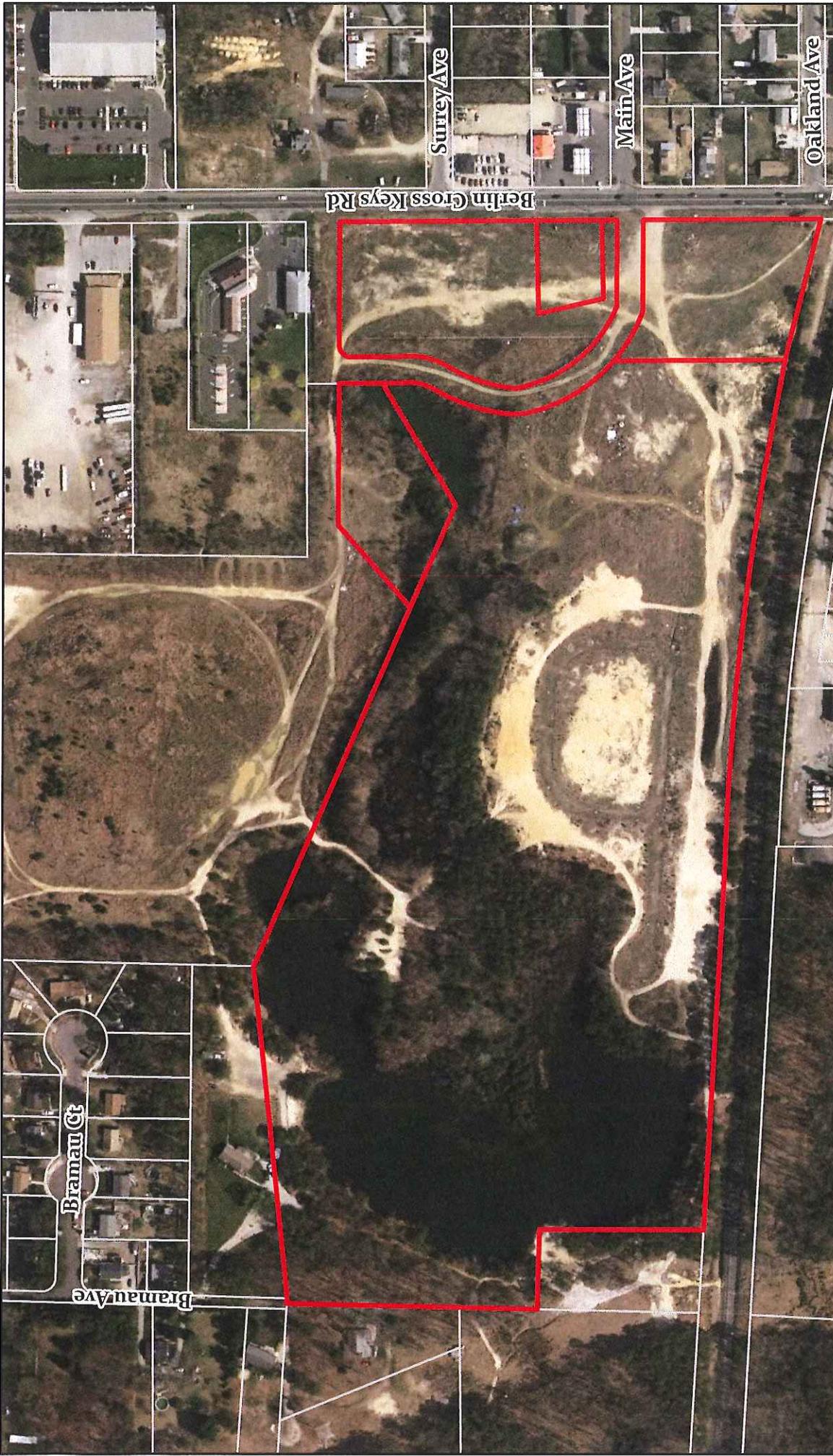
<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Lakes of Pine Hill</b>
	Plan:	MJ-28-1-12R/SP-28-2-12R
	Municipality:	Pine Hill
	Applicant:	AB Woodcrest Fields, LLC
	Abuts County Route:	Cross Keys Road (Cr. 689)

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

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

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

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



Project Name  
**Lakes @ Pine Hill**

Town  
**Winslow**



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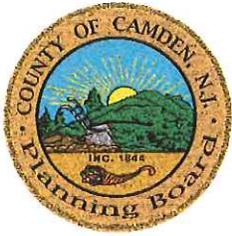












**CAMDEN COUNTY PLANNING BOARD  
COUNTY ENGINEER'S REVIEW  
OF SUBDIVISIONS AND  
SITE DEVELOPMENT PLANS**

**COUNTY PLAN:  
SP-28-2-12R**

The Lakes at Pine Hill (Revision)

**PROJECT NAME**

Pine Hill Borough

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

SITE PLAN

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

PRELIMINARY PLAN

BLOCK: 131.01; LOTS: 37.04,  
37.06 – 37.51

OTHER

Major Subdivision

BLOCK: 131.02; LOTS: 1-6

**NAME:** AB Woodcrest Fields, LLC

**ADDRESS:** a/o Amboy Bank, 3590 Us Highway 9

**CITY:** Old Bridge

**STATE:** New Jersey

**ZIP:** 08857

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

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

**GENERAL**

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

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

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

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

**The following documents have been reviewed:**

1. Site plan entitled "The Lakes at Pine Hill, Amended Preliminary and Final Subdivision Plan", prepared by Consulting Engineer Services; dated August 12, 2011 and revised March 23, 2018.
2. "Roadway Improvement Plan, Berlin Cross Keys Road (CR-689)", prepared by Consulting Engineer Services; dated January 5, 2012 and revised March 6, 2018.
3. Stormwater Management Report for "The Lakes at Pine Hill", prepared by Consulting Engineer Services; dated September 2011 and revised January 2018.
4. Traffic Impact Analysis for "The Lakes at Pine Hill", prepared by Consulting Engineer Services, dated September 2011.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Berlin-Cross Keys Road (CR 689) has a proposed right-of-way of 74 feet, with an existing right-of-way of 74 feet. Additional right-of-way through a roadway easement to widen Berlin-Cross Keys Road (CR 689) from the centerline along the applicant's frontage is not required.

**SITE PLAN**

1. The applicant has provided a separate set of plans entitled Roadway Improvements dated 1/5/12, revised March 6, 2018 consisting of 11 sheets for the improvements in the County right-of-way of Berlin Cross Keys Road (CR 689). PLANS CONFORM
2. In accordance with 3.3.1.8, new roads shall be located to provide an unobstructed line of sight. The Site Plan, Sheet 3 should be revised to show that the area within the 360' Sight Triangle shall be free of all vegetation or obstructions 18" high or higher.
3. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be

replaced under the direction of the County Engineer or his/her representative.

4. The applicant is proposing road widening improvements along the property frontage in the County right-of-way. These improvements will be bonded by the developer and inspected by the municipal engineer.

Although the road widening improvements require the relocation of utility poles, Camden County does not want the entire residential development to be constructed without the road widening constructed. Our office recommends, and the applicant has agreed to the following conditions:

- a. Construction of the road widening and improvements to Berlin-Cross Keys Road shown on the CES plans shall begin prior to the issuance of the building permit by Pine Hill Borough which represents 25% of construction of the townhomes. Based on the recued number of townhomes from 90 to 85, the County Roadway improvements shall begin prior to the issuance of the 22<sup>nd</sup> building permit. This condition was previously based on the 24th building permit. The condition is included in the "Conditions of County Approval" notes on Sheet 1 of 23 of the Site Plans and Note 1, Sheet 2 of 11 of the Roadway Improvements Plans. PLANS CONFORM
  - b. Construction of the road widening and improvements to Berlin-Cross Keys Road shown on the CES plans shall be completed prior the issuance of the 64<sup>th</sup> building permit by Pine Hill Borough which represents 75% of construction of the 85 townhouse units. This condition was previously based on the issuance of the 69<sup>th</sup> building permit. The condition is included in Note 3, Sheet 1 of 23 of the Site Plans and Note 3, Sheet 2 of 11 of the Roadway Improvements Plans. PLANS CONFORM
5. The plans have been revised to show Lake Tahoe Boulevard as a 20-foot wide gravel emergency access road. The emergency access road is proposed to be accessed via Berlin-Cross Keys Road by a depressed curb and concrete apron. Access will be limited by the installation of five (5) flexible delineators (flexible bollards).

Our office recommends the gravel be replaced with grass pavers to create an emergency access drive which will appear less inviting to the public. The flexible delineators will not be required with the gravel removed.

6. Site Plans Must Conform with the Following Standards:

3.3.1.10.D Corner Radii / Curb Return Radii / Driveway Aprons

The proposed radii on the northeast, southeast, and southwest corners of the intersection are 25 feet. A design waiver from Section 3.3.1.10.D to permit a radius of 25 feet where 35 feet is required. The design waiver is recommended.

3.3.1.18 Traffic Signals PLAN CONFORMS

As a condition of Approval granted by the Borough of Pine Hill on November 10, 2011 granting Preliminary Major Subdivision-Site Plan with Use Variance Item (h), the applicant will be installing a traffic light at the intersection of Berlin Cross Keys Road and Main Avenue, at full cost to the developer, conditioned upon receipt of Camden County approval for the traffic light signal. PLANS CONFORM

Our office recommends, and the applicant has agreed to the condition that at 50% construction of the 85 townhouse units. Prior to the issuance of the 43th building permit by Pine Hill Borough, the traffic light at the intersection of Berlin Cross Keys Road be installed, inspected and certified by a professional engineer. The condition related to the traffic light and building permits is clearly noted on Note 1, Sheet 1 of 23 for site plan and Note 2, Sheet 1 of 11 for the Roadway Improvements. PLANS CONFORM

### **STORMWATER MANAGEMENT NJAC 7:8**

7. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. A stormwater management basin has been provided that does meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge. Stormwater management basins have been provided that does meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge. PLAN CONFORMS
8. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant in order to ensure that the stormwater system can be maintained in perpetuity. PLAN CONFORMS
9. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.
10. The intersection of Surrey Avenue and Cross Keys Road experiences regular flooding at the Type E inlet. The revised plans replace the 12" RCP cross drain with dual 12" ductile iron pipes providing greater capacity. PLAN CONFORMS

### **DETAILS**

11. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards. PLAN CONFORMS
12. The handicap ramps in the Camden county right-of-way must meet the standards of the Proposed Accessibility Guidelines for pedestrian Facilities in the Public Right-of-way dated July 26, 2011. PLAN CONFORMS
13. The following County standard details are required for improvements in the County right-of-way:
  1. Details: Storm Sewer Installation, trench Restoration in HMA Pavement

### **ADMINISTRATIVE**

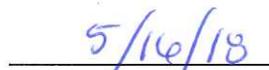
14. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.

15. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
16. All road openings will require a Road Opening Permit from the Camden County Highway Department.
17. 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.
18. 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.
19. Underground irrigation systems shall not be located within the County right-of-way.
20. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

#### **OUTSIDE AGENCY APPROVALS**

21. Applicant is responsible for all environmental permits required.

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

  
\_\_\_\_\_  
DATE



Cc: Applicant: AB Woodcrest Fields, LLC  
Applicant Attorney: Robert Messick: 856-429-1060  
Applicant Engineer: Mike Brown: [mbrown@ces-1.com](mailto:mbrown@ces-1.com), Henry Haley [hhaley@ces-1.com](mailto:hhaley@ces-1.com)  
Municipal Planning Board Secretary: 856-783-1423  
Municipal review Engineer: Hugh J. Dougherty: 856-547-9174

# 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](mailto: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: Lakes at Pine Hill

Project Address (if applicable) & Municipality: Berlin Cross Keys Road, Borough of Pine Hill

County Route No.: 689 Site Abuts County Road: Yes

### Type of Submission:

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

Date: August 2016  
Date: \_\_\_\_\_

### Tax Map Data:

Plate(s): \_\_\_\_\_  
Block(s): 131.01 131.02  
Lot(s): 37.04,37.06-37.51 1-6

Existing Zoning: GBD General Business District  
Variance Required: Yes

### Type of Plan:

Site Plan  
 Major Subdivision  
 Other: \_\_\_\_\_

Final Development Plan  
 Filing Plan

Preliminary Plan  
 Minor Subdivision

SP-28-2-12R

**Submission Information:**

Applicant: AB Woodcrest Fields, LLC Phone: 800-942-6269 Fax: \_\_\_\_\_  
Address: a/o Amboy Bank, 3590 US Highway 9 Town: Old Bridge State: NJ  
E-Mail: \_\_\_\_\_ Zip: 08857

Agent: Henry J. Haley, PE Phone: 856-228-2200 Fax: 856-232-2346  
Address: CES, 150 Delsea Drive, Suite 1 Town: Sewell State: NJ  
E-Mail: hhaley@ces-1.com Zip: 08080

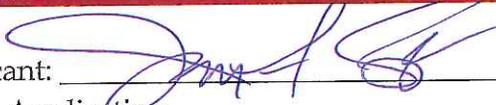
**Proposed Use:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Single Family Detached | <input checked="" type="checkbox"/> Town Homes | <input 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: 29.676 AC      Portion to be Sub-divided: all AC  
Dedicated Land: \_\_\_\_\_ AC      Explain: \_\_\_\_\_

**Signatures Required:**

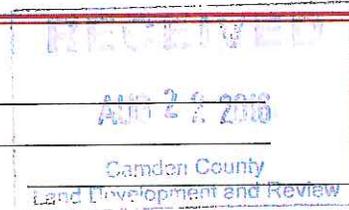
Signature of Applicant:  Date: 9/16/16  
Person Completing Application  
(Please Print): Jay Sims, PE Date: August, 2016

**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-28-2-DR

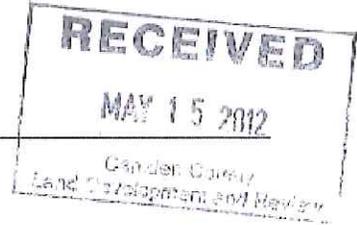


Camden County Planning Division

Affidavit of Ownership



Making It Better Together



Name of Company/Organization:

AB Woodcrest Fields, LLC

Is Company a Corporation?  Yes  No

If yes, name of State in which incorporated:

NJ

Is 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 a Non-Profit Organization, please list all Board Members.

Name	Address	Title
AB WOODCREST FIELDS, LLC	IS 100% OWNED BY	
ARMBOY BANK	3590 U.S. HIGHWAY 9	
	OLD BRIDGE, NJ 08857	

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

X Harly Key MANAGER  
Signature of Owner & Title

X \_\_\_\_\_  
Print Name of Owner & Title

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Enterprise Building Materials</b>
	Plan:	M-36-1-18/SP-36-3-18
	Municipality:	Winslow
	Applicant:	RGC 2, LLC
	Abuts County Route:	Cedarbrook Rd. (Cr.561)

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



Project Name	
<b>Site Enterprise Bldg Materials</b>	
Block	Lot
<b>7801</b>	<b>2</b>
Town	
<b>Winslow</b>	
0 125 250 500 Feet	
camden county Making It Better Together.	





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

**COUNTY PLAN:**

**SP-36-3-18**

**M-36-1-18**

Site Enterprises Building Materials Facility

**PROJECT NAME**

Township of Winslow

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X SITE PLAN

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

\_\_\_\_ PRELIMINARY PLAN

BLOCK: 7801

\_\_\_\_ OTHER

LOT (s): 2

**NAME:** RGC 2, LLC (Site Enterprises Building Materials Facility)

**ADDRESS:** 551 South Egg Harbor Road

**CITY:** Winslow Township **STATE:** New Jersey **ZIP:** 08037

**SITE ABUTS COUNTY HIGHWAY:** Cedarbrook Road (CR-561) (aka South Egg Harbor Road)

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

**GENERAL**

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

**The following documents have been reviewed:**

1. Site plan entitled "PRELIMINARY & FINAL MAJOR SITE PLAN FOR SITE ENTERPRISES BUILDING MATERIAL FACILITY", prepared by ARH Associates, Inc.; dated 11/29/2017 and revised 2/26/2018.
2. Stormwater Management Report for "SITE ENTERPRISES BUILDING MATERIALS FACILITY", prepared by ARH Associates, Inc.; dated 11/29/2017 and revised 4/9/2018.
3. Traffic Impact Analysis for "Building Materials Terminal", prepared by Shropshire Associates, LLC, dated 1/10/2018.
4. Land Title Survey for "BLOCK 7801, LOT 2", prepared by ARH Associates, Inc., dated June, 2017.
5. Minor Subdivision Plan for "PRELIMINARY & FINAL MAJOR SITE PLAN FOR SITE ENTERPRISES BUILDING MATERIAL FACILITY", prepared by ARH Associates, Inc.; dated 11/29/2017 and revised 2/26/2018.

**RIGHT OF WAY AND EASEMENTS**

1. The applicant is not proposing any improvements in the County right-of-way.
2. The plans should be revised to clarify the line of sight from both driveways in relationship to the property line to determine if sight triangle easements are required at both driveways intersecting the County Road.
  - a. Sight triangle easements should be in accordance with AASHTO standards and be shown on the Site Plans.
  - b. The applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement area.
3. The plans should be revised to make the property line visible on Sheets 5 and 6. The applicant is proposing improvements along the frontage of CR 561 Cedar Brook Road abutting the County ROW. If work is anticipated to be performed from within the County ROW, a Construction Easement may be required.

**SITE PLAN**

1. The Site Plan, Sheet 5, should be revised to include stop signs and stop bars at each driveway entering into the County Road in accordance with Section 3.3.1.10.G.
2. The Site Plan, Sheet 5, should be revised to clearly show the sight triangle easements in accordance with Section 3.1.2.
3. Sheet 6, Grading, Drainage, Utility & SESC Plan should be revised to include the size and type of drainage pipes proposed connecting the detention basin to the County stormwater system add the ten leader lines/arrows with no associated text call outs. These are located at each of the inlet structures as well as other areas.
4. The applicant should provide documentation that all municipal review comments included in

the Churchill Consulting Engineer's letter dated March 14, 2018 have been addressed. For example, Site Plan Note No. 3, which calls attention to the existing building being called out to be removed but also called out to remain.

## **TRAFFIC**

1. The applicant has submitted a Traffic Assessment dated January 10, 2018 prepared by Shropshire Associates. The applicant's traffic engineer should be prepared to present the level of service at the driveways from the traffic generated from the proposed site improvements and the impact of left turn movements into and out of the site on Cr 561.

## **STORMWATER MANAGEMENT NJAC 7:8**

1. The applicant has provided a stormwater management report revised to April 2, 2018. The following issues should be addressed:
  - a. The majority of the test pits performed across the project site included underlying asphalt millings, construction debris, concrete, etc. The "Existing Drainage Divide & Impervious Coverage Plan" includes significant areas labeled as DGA (impervious). Although current site aerials depict such areas as grass, our office concurs that the site is impervious based on underlying materials shown in test pits.
  - b. The applicant is proposing to remove the existing top layer of vegetation on the site and generally replace it with a 4" layer of ¾" clean stone. It is noted that the majority of the test pits performed across the project site included underlying asphalt millings, construction debris, concrete, etc. Our office recommends providing a fabric layer between the proposed stone and subsurface conditions to maintain the cover of buried materials and ensure that water quality will not decrease with the proposed improvements.
  - c. The applicant should provide pipe calculations for the eastern drainage shed to demonstrate that the peak stormwater quantity does not increase to the Camden County stormwater system. The calculations should show that the existing County storm pipe system has the capacity to handle the runoff directed into the County storm pipe system from the proposed improvements under the 25-year storm conditions with no overland relief and under the 10 year storm conditions if overland relief is available.
  - d. The applicant should document that the maximum peak elevations in the proposed stormwater basin provide one foot of freeboard to the elevation of the grate of the inlet located along the County Road to ensure that the roadway will not flood after the site improvements are installed.
2. Per NJAC 7:8-6.2, the proposed basin shall include a trash rack installed at the intake to the outlet of the basin.
3. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.

## ADMINISTRATIVE

1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
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. The Municipal Engineer will be providing review, inspection and certification of the project. Any improvements to County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.

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

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

## OUTSIDE AGENCY APPROVALS

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

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

  
\_\_\_\_\_  
DATE



Cc: James DiNatale: Fax – (609) 567-1251, Email – JDINatale711@gmail.com  
Brian J. Callaghan, Esq.: Fax – (609)345-5989, Email – bjclaw@comcast.net  
ARH Associates: Fax – (609) 561-0482, Email – tcomb@arh-us.com  
Municipal Planning Board Secretary: 609-567-9344  
Gary Angus White, PE, PP, CME: Fax – (856) 767-0272; Email – gwhite@churchillengineers.com

# CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

## Application for County Approval of Subdivision, Site & Development Plans

### Camden County Planning Board

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

Phone: 856.566.2978 Fax: 856.566.2988  
E-mail: [planningdivision@camdencounty.com](mailto:planningdivision@camdencounty.com)

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

**(PLEASE TYPE OR PRINT LEGIBLY)**

### Project Information:

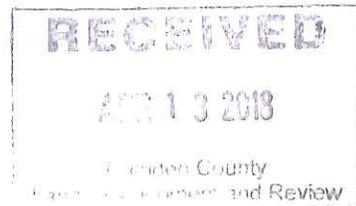
Project Name: Site Enterprises Building Materials Facility

Project Address (if applicable) & Municipality: 551 South Egg Harbor Road, Winslow Township, NJ 08037

Abuts County Road: South Egg Harbor Road County Route No.: 561

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

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



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

- Resubmission of Major Subdivision

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

### Tax Map Data:

Plate(s): 78

Existing Zoning: PR-1

Block(s): 7801

Variance(s) Required: Use Variance

Lot(s): 2

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

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

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: RGC 2, LLC Phone: (609) 517-6727 Fax: (609) 567-1251  
 Address: 6626 Delilah Road Town & State: Egg Harbor Township, NJ  
 Email: JDinatale711@gmail.com Zip.: 08234

Attorney: Brian J. Callaghan, Esq. Phone: (609) 348-5300 Fax: (609) 345-5989  
 Address: 2428 Atlantic Avenue Town & State: Atlantic City, NJ  
 Email: bjclaw@comcast.net Zip.: 08401

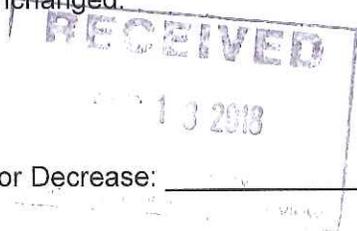
Engineer: ARH Associates Phone: (609) 561-0482 Fax: (609) 567-8909  
 Address: 215 Bellevue Avenue Town & State: Hammonton, NJ  
 Email: tcomb@arh-us.com Zip.: 08037

## Proposed Use (please check all that apply):

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

## Description & Statistics:

Short Description of Project: \_\_\_\_\_  
 This project will provide transport & storage solutions for asphalt product with eleven (11) storage tanks (Max. 135' Dia., Maximum 35 FT Height). An existing 35,000 SQ.FT. building will be utilized as a Warehouse and Office for the facility. Two (2) rail spurs are being extended into the site to receive shipment of asphalt product. Existing access drives on Egg Harbor Road will remain unchanged.



Increase in Impervious Coverage?: YES  / NO  Total Increase or Decrease: \_\_\_\_\_  
 Total Amount of Land Disturbed: +/- 15 Acres  
 Total Gross SF of all Buildings/ Development: 35,000 Sq. Ft. (Existing Building)  
 Total New Residential Units: ---  
 Total New Jobs Created: +/- 50

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

# CAMDEN COUNTY PLANNING BOARD APPLICATION

## Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

Will new lots be created? YES / NO How Many New Lots? \_\_\_\_\_ (Two [2] Lots Total)

Size of Existing Lot(s): 37.84 Acres

Portion to be Subdivided: 37.84 Acres

## Municipal Use:

Title of Municipal Official: \_\_\_\_\_

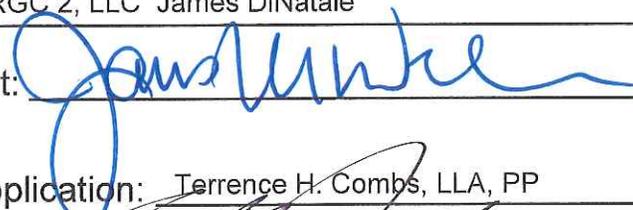
Authorized Municipal Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Transmittal Date (if applicable): \_\_\_\_\_

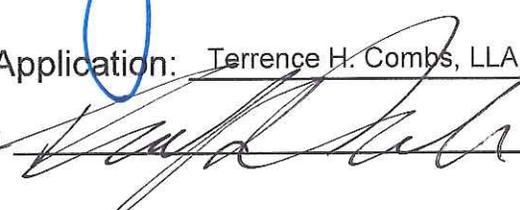
Phone Number: \_\_\_\_\_

## Signatures Required:

Name of Applicant: RGC 2, LLC James DiNatale

Signature of Applicant:  Date: 3/14/18

Agent Completing Application: Terrence H. Combs, LLA, PP

Signature of Agent:  Date: 3/14/18

### For County Use:

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

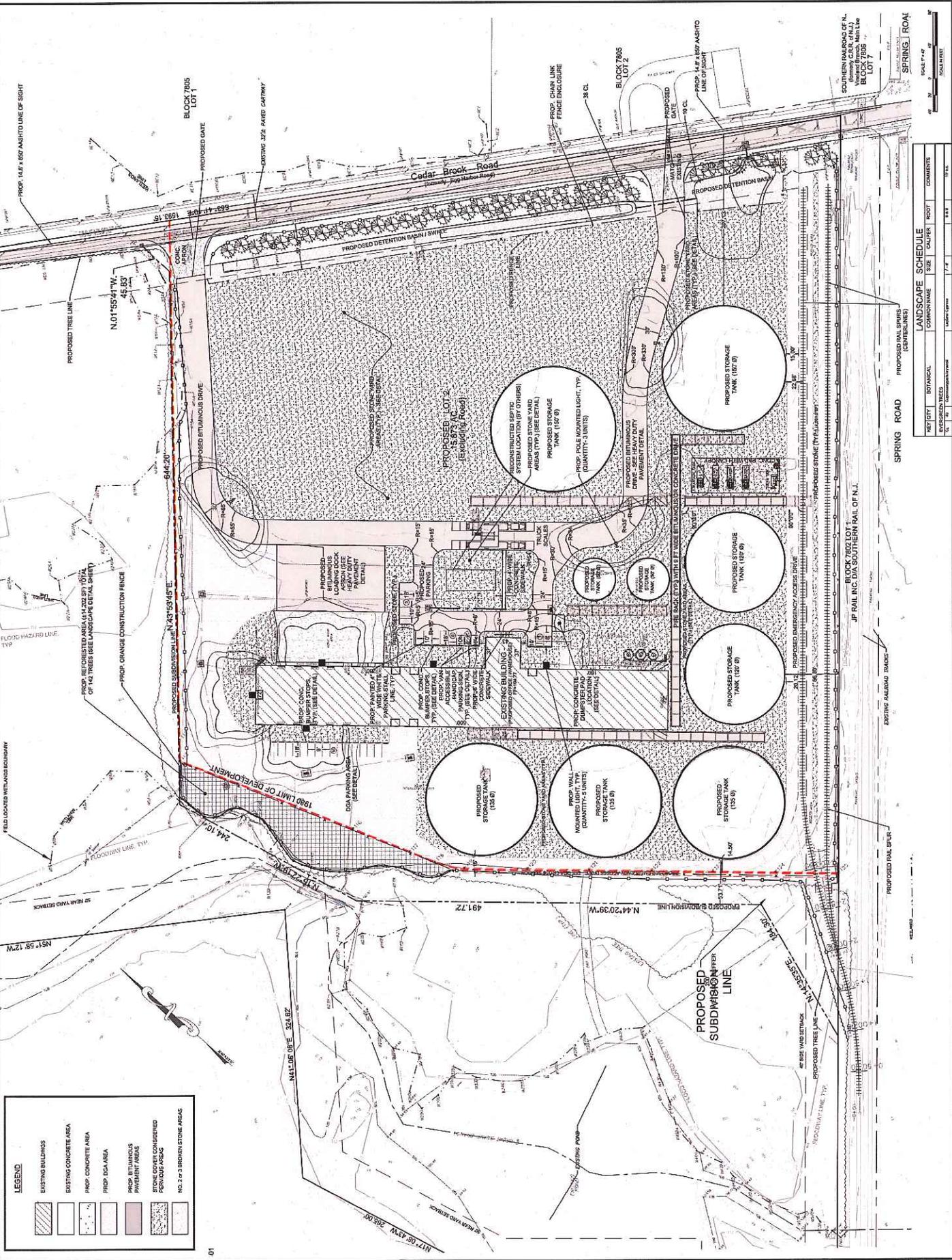
Fees Included with Application: YES / NO

County Plan Number: SP-36-3-18  
M-36-1-18

### Stamp Date Received Below







<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Algo office Building</b>
	Plan:	SP-36-2-18
	Municipality:	Winslow
	Applicant:	MTW Realty, LLC
	Abuts County Route:	Cross Keys Rd. (Cr.689)

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

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



Project Name

**ALgo Office Building**

Block

**101**

Lot

**12**

Town

**Winslow**

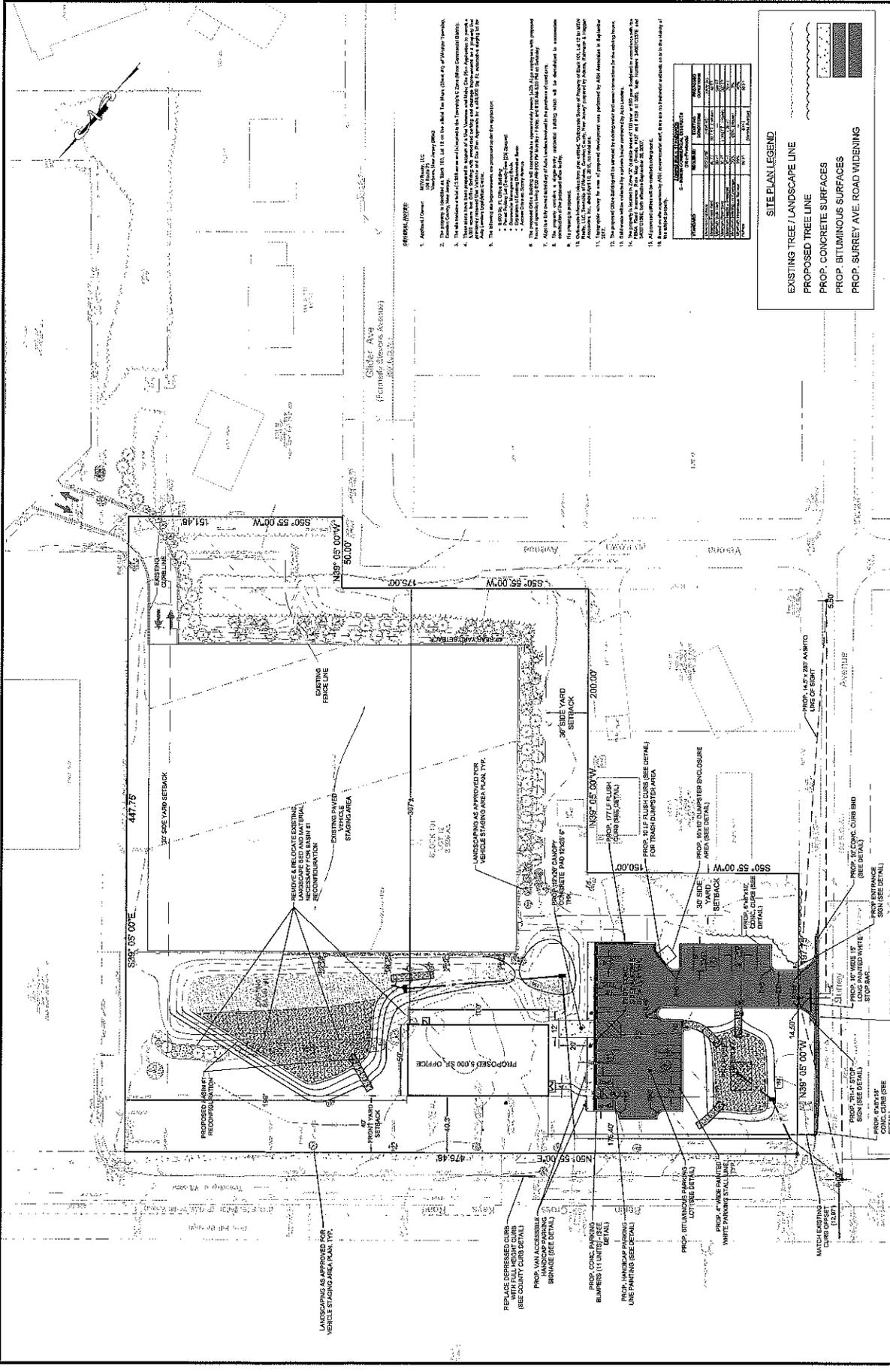


0 30 60 120

Feet

**camden**county

Making It Better Together.



**APPROXIMATE UTILITIES**

1. Approximate location of underground utilities has been shown on this plan. The contractor is responsible for verifying the location of all utilities before construction.
2. The contractor shall be responsible for determining the exact location and depth of all utilities.
3. The contractor shall be responsible for determining the exact location and depth of all utilities.
4. The contractor shall be responsible for determining the exact location and depth of all utilities.
5. The contractor shall be responsible for determining the exact location and depth of all utilities.
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18. The contractor shall be responsible for determining the exact location and depth of all utilities.
19. The contractor shall be responsible for determining the exact location and depth of all utilities.
20. The contractor shall be responsible for determining the exact location and depth of all utilities.

**EXISTING TREE / LANDSCAPE LINE**

**PROPOSED TREE LINE**

**PROP. CONCRETE SURFACES**

**PROP. BITUMINOUS SURFACES**

**PROP. SURREY AVE. ROAD WIDENING**

APPROXIMATE LOCATION OF UNDERGROUND UTILITIES HAS BEEN SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES.

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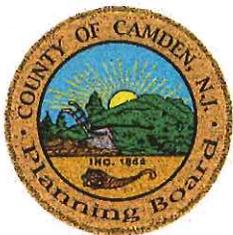
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**CAMDEN COUNTY PLANNING BOARD  
COUNTY ENGINEER'S REVIEW  
OF SUBDIVISIONS AND  
SITE DEVELOPMENT PLANS**

**COUNTY PLAN:  
SP-36-2-18**

ALgo Office Building

**PROJECT NAME**

Winslow Township

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

PLATE: 1

PRELIMINARY PLAN

BLOCK: 101

OTHER

LOT (s): 12

**NAME:** MTW Realty, LLC

**ADDRESS:** 104 Route 73

**CITY:** Voorhees **STATE:** NJ **ZIP:** 08043

**SITE ABUTS COUNTY HIGHWAY:** Berlin - Cross Keys Road, County Route No. 689

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

**GENERAL**

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

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

**The following documents have been reviewed:**

1. Site plan entitled "Preliminary and Final Site Plan for: AL go Office Building", prepared by ARH Associates, Inc.; dated January 10, 2018 and revised April 19, 2018.
2. Stormwater Management Report for "Preliminary and Final Site Plan AL go Office Building", prepared by ARH Associates, Inc., dated January 10, 2018, with no revisions.
3. Land Title Survey for "Block 101, Lot 12 for M.T.W. Realty LLC", prepared by ARH Associates, Inc., dated October 2017.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Berlin Cross Keys Road (CR 689) has a proposed right-of-way of 74 feet, with an existing right-of-way of 61.75 feet. The right-of-way half width along the property frontage is 37 feet. No additional right-of-way is required along the applicant's frontage.

**SITE PLAN**

1. The Site Plan, Sheet 3, should be revised to 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. The applicant proposes full depth reconstruction of Surry Avenue at its intersection with Berlin – Cross Keys Road. The existing asphalt will be saw cut at the limits of pavement reconstruction.
  - a. The Site Plan, Sheet 3, should be revised to include a note that the edge of the existing asphalt will receive tack coat prior to the installation of new asphalt.
  - b. The Site Plan, Sheet 3, should be revised to include a note that the reconstruction area will extend a minimum of twelve inches (12") beyond the existing Type E inlet located in the intersection.

**UTILITIES**

1. The applicant is proposing to reutilize the existing 4" sanitary lateral and not disturb the County roadway, or curb and sidewalk in the County right-of-way.
2. The applicant is proposing a new connection to the water main located under the grass strip between the curb and sidewalk. A County road opening permit will be required for the work within the County right-of-way.
3. The Site Plan, Sheet 3, should be revised to call out the amount of sidewalk repair required for the utility connection.

**STORMWATER MANAGEMENT NJAC 7:8**

1. 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. Stormwater management basins have been provided that meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge.
2. The applicant has provided calculations which demonstrate that Camden County Highway meets the stormwater quantity peak rate of runoff conditions and that the existing County storm pipe system has the capacity to handle the runoff directed into the County storm pipe system from the proposed improvements under the 25 year storm conditions with no overland relief and under the 10 year storm conditions if overland relief is available.
3. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.

## DETAILS

1. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
2. The handicap ramps in the Camden County right-of-way must meet the standards of the Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-way dated July 26, 2011.
3. The following details should be added to the plans:
  - a. The County curb detail on the top of Sheet 8 should be labeled "County Curb Detail" per Detail 1 of County Standards,
  - b. County Standard Detail 5 for sidewalk,
  - c. County Standard Detail 18 for roadway restoration in front of curb,
  - d. County Standard Detail 19 for County roadway trench restoration for work adjacent to the curb or utility trenches.

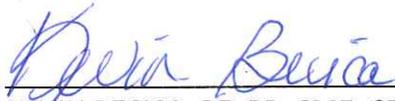
## ADMINISTRATIVE

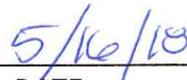
4. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
5. All sections of the subdivision and site plan review act are to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

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

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

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

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

  
\_\_\_\_\_  
DATE



Cc: Applicant: MTW Realty, LLC -  
Applicant Attorney: Charles A. Rizzi Esq., - 856-235-2786  
Applicant Engineer: Ronand N. Curio, ARH Associates -609-567-8909  
Municipal Planning Board Secretary: 609-567-9344  
Municipal Review Engineer: Gary Angus White – 856-767-0272

# CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

## Application for County Approval of Subdivision, Site & Development Plans

### Camden County Planning Board

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

Phone: 856.566.2978 Fax: 856.566.2988  
E-mail: [planningdivision@camdencounty.com](mailto:planningdivision@camdencounty.com)

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

**(PLEASE TYPE OR PRINT LEGIBLY)**

### Project Information:

Project Name: ALgo Office Building

Project Address (if applicable) & Municipality: 134 Cross Keys Road / Winslow Township

Abuts County Road: Cross Keys Road County Route No.: 689

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

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



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

- Resubmission of Major Subdivision

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

### Tax Map Data:

Plate(s): 1

Block(s): 101

Lot(s): 12

Existing Zoning: C-Minor Commercial  
(Non-Pinelands)

Variance(s) Required: Use Variance

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

SP-30-2-18

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: MTW Realty, LLC Phone: (856) 335-0910 Fax: \_\_\_\_\_

Address: 104 Route 73 Town & State: Voorhees, NJ

Email: mwimmer@autolenders.com Zip.: 08043

Attorney: Charles A. Rizzi, Esq. Phone: (856) 234-6800 Fax: (856) 235-2786

Address: 8000 Midlantic Drive, Suite #300S Town & State: Mount Laurel, NJ

Email: crizzi@capehart.com Zip.: 08054

Engineer: Ronald N. Curcio, PE-ARH Assop Phone: (609) 561-0482 Fax: (609) 567-8909

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

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

## Proposed Use (please check all that apply):

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

## Project Description & Statistics:

Short Description of Project: New building for office space and new adjoining parking lot with twenty-five (25) spaces.

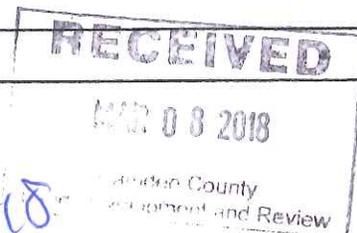
Increase in Impervious Coverage?  YES /  NO Total Increase or Decrease: 14,526 SF

Total Amount of Land Disturbed: 65,813 SF (1.5 AC)

Total Gross SF of all Buildings/ Development: 5,000 SF

Total New Residential Units: 0

Total New Jobs Created: \_\_\_\_\_



SP-36-2-18

# CAMDEN COUNTY PLANNING BOARD APPLICATION

## Subdivision Description (if applicable):

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

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

Size of Existing Lot(s): ± 3.83 Acres

Portion to be Subdivided: \_\_\_\_\_

## Municipal Use:

Title of Municipal Official: \_\_\_\_\_

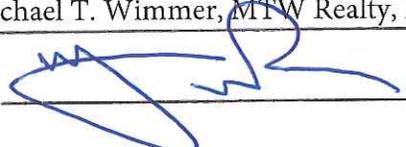
Authorized Municipal Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Transmittal Date (if applicable): \_\_\_\_\_

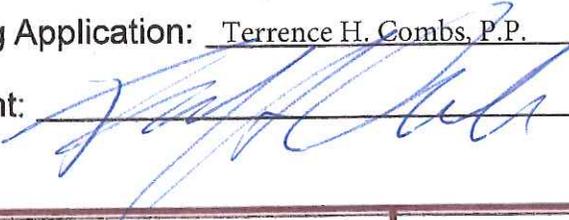
Phone Number: \_\_\_\_\_

## Signatures Required:

Name of Applicant: Michael T. Wimmer, MFW Realty, LLC

Signature of Applicant:  Date: 1-23-18

Agent Completing Application: Terrence H. Combs, P.P.

Signature of Agent:  Date: 2/20/18

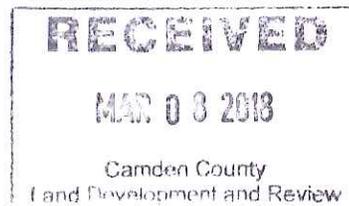
### For County Use:

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

Fees Included with Application: YES / **NO**

County Plan Number: SP-36-2-18

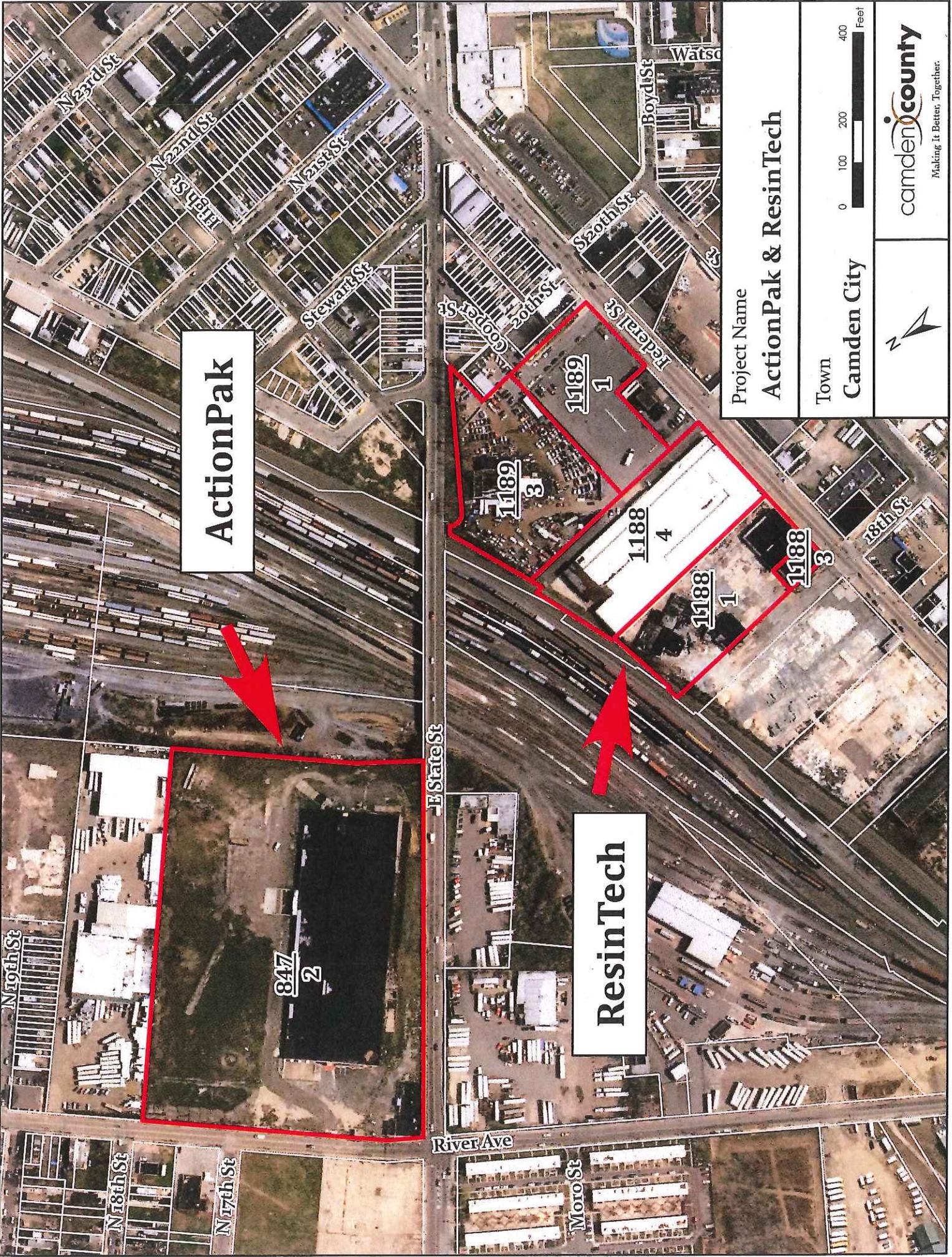
### Stamp Date Received Below





<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Action Pak</b>
	Plan:	SP-8-7-18
	Municipality:	City of Camden
	Applicant:	Resin Tech
	Abuts County Route:	River Avenue (CR 543) & East State Street (CR 601)

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



**ActionPak**

**ResinTech**

Project Name  
**ActionPak & ResinTech**

Town  
**Camden City**

0 100 200 400 Feet





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

**COUNTY PLAN:  
SP-08-07-18**

ACTIONPAK  
PROJECT NAME

CITY OF CAMDEN  
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X SITE PLAN  
       PRELIMINARY PLAN  
       OTHER

PLATE: 13.13  
BLOCK: 847  
LOT (s): 2

\_\_\_\_\_

**NAME:** RESINTECH

**ADDRESS:** 160 COOPER ROAD

**CITY:** WEST BERLIN **STATE:** NJ **ZIP:** 08091

**SITE ABUTS COUNTY HIGHWAY:** River Avenue (CR 543) & East State Street (CR 601)

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

**GENERAL**

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

**The following documents have been reviewed:**

1. Site plan entitled "Actionpak", prepared by Pennoni Associates Inc.; dated March 22, 2018.
2. Stormwater Management Report for "Actionpak", prepared by Pennoni Associates Inc.; dated March 22, 2018.
3. Traffic Impact Analysis for "Actionpak Site", prepared by Pennoni Associates Inc.; dated March 2018.
4. Land Title Survey for "Camden Industrial Sites", prepared by Pennoni Associates Inc.; dated March 24, 2017.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that River Avenue (CR 543) has a proposed right-of-way of 60 feet, with an existing right-of-way of 50 feet. The applicant is required to provide additional right-of-way for future widening of River Avenue from the centerline along the applicant's frontage.
  - a. A 5' roadway easement is shown on the plans, which provides the 30-foot half width for the site.
  - b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
  - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.
2. The Camden County Master Plan indicates that East State Street (CR 601) has a proposed right-of-way of 60 feet, with an existing right-of-way of 50 feet. The applicant is required to provide additional right-of-way for future widening of East State Street.
  - a. A 5' roadway easement is shown on the plans which provides the 30-foot half width for the site.
  - b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
  - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.
3. Sight triangle easements are not required based on line of sight lines presented on site plan

**SITE PLAN**

1. The detail on Plan Sheet CS1502 shows an existing County storm sewer inlet at proposed Driveway #2 to be reset. A technical waiver is required from Section 3.3.1.7 to permit driveway access immediately adjacent to a County drainage structure. The applicant should provide justification and mitigation for the technical waiver. If a waiver is granted by the County Planning Board, the inlet curb piece and grates shall be upgraded to meet current standards and shall be properly oriented relative to driveway curb return.
2. Camden City will be constructing improvements on River Road including the intersection at East

State Street (CR 601) and River Avenue (CR 543).

3. A technical waiver is required to permit the two driveways proposed along River Road to be spaced 150' apart where 400 foot spacing is required in accordance with Section 3.3.1.9. The applicant should provide justification for the non-conforming condition.
4. A new site driveway was constructed across River Road from Site Driveway #2 but is not represented on the site plan survey. In accordance with 3.3.1.9, access to a site shall align with existing or proposed roads or driveways located on the opposite side of the county road or the new driveway may be offset from the existing or proposed driveway on the opposite side of the county road by not less than 250' feet as measured between the centerlines of the roads or driveways. The Site Plan should be revised to include the opposite driveway alignments and a technical waiver requested if required.
5. Sight triangles at each driveway have been represented on Site Plan. In accordance with 3.3.1.9, sight distance shall be in accordance with AASHTO standards for the given design speed, which shall be the posted speed plus 5 mph. It appears as if the Applicant's Engineer has used stopping site distance for the posted speed of 35 mph and not the design speed. Additional information should be provided to determine if the plans conform.
6. In accordance with 3.3.1.10D, based on our review of the Site Plan, it would appear right turns are restricted for trucks exiting Driveway #1. If adequate turning radii, based on turning assessment are not available to meet County standard, then right turns from Driveway #1 shall be restricted or prohibited. If so, a turning restriction sign should be provided at the driveway exit. Please clarify access at Driveway #1. County requests curb radii at each driveway be checked to ensure that an emergency vehicle or delivery vehicle can turn without turning into oncoming traffic. Turning movement plans should be provided.
7. In accordance with 3.3.1.13, the proposed Site shall conform to all requirements for Temporary Construction Access. A Camden County Highway Department Road Opening Permit must be obtained for any driveway to be used for construction access.
8. The plans should be revised to provide crosswalks at driveway crossings with 6" wide white extruded thermoplastic material, separated by a 6' gap in accordance with 3.3.1.16.
9. County is requesting Double Yellow Centerline pavement marking be provided at the two way driveway which shall extend a minimum length of 25 feet from the stop bar.
10. It is requested that a new double yellow centerline stripe along River Road be extended to 17<sup>th</sup> Street and Driveway Number 1.
11. Pavement marking and stripe line layout, color, size and material type outside the intersection improvement plan limits shall be shown on Site Plan and labelled accordingly.

12. In accordance with 3.4.6, the Site Plan does not specify the preferred pavement repair treatments. Note on plan indicates "Full Depth Pavement Repair, Typ". Concrete pavement is present along River Avenue. Please refer to the required County Pavement Repair Detail and Treatment on the Site Plan and where required along each County Road.
13. In accordance with 3.4.12, three (3) utility pole relocations are proposed along River Road. Please add a note that Utility poles shall be relocated a minimum of 18" from the front face of curb to the front face of a utility pole. The applicant shall provide a letter to the County stating that the utility company approves the location of the utility poles.
14. In accordance with 3.4.13, the Site Plan shows existing sidewalk and curb along East State Street is to remain. If new curb and sidewalk is not proposed, include a note indicating "All sidewalk and curb along East State Street within the County right-of-way along East State Street that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative.

### **STORMWATER MANAGEMENT NJAC 7:8**

1. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. A stormwater management basin has been provided that does meet the requirements of NJAC 7:8, Stormwater requirements for water quantity and water quality. The following items are noted:
  - a. The stormwater calculations should be revised for soil type based actual soils present at the site from soil borings information provided instead of hydrologic D-soil.
  - b. A site specific detail of the proposed storm sewer connection between the proposed sewer and existing sewer within East State Street should be provided. and provide cause for the storm sewer connection not being directly connected to the existing sewer manhole on East State Street (CR 601) near this location.
  - c. Our office concurs that the applicant is not required to meet the recharge requirements under NJAC 7:8 since the proposed development meets the definition of "urban redevelopment area" as a previously developed area delineated on the State Plan Map as a Metropolitan Area (PA1).
  - d. The design has met the water quantity requirement for peak rate of reduction.
2. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 is provided by the applicant to ensure that the stormwater system can be maintained in perpetuity.
3. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.
4. Provide a 25-year storm capacity analysis for the existing 21" sewer receiving runoff and sanitary flows from the site, compared to the inflows to the existing 21" (from the 72" manhole junction) from the 18" and 24" RCP storm sewers and 6" SDR-26.
5. Show the proposed 21" RCP sewer pipe section to be connected to the existing 21" RCP

sewer in the storm sewer profiles on East State Street (CR 601).

6. Submit confirmation from the NJDEP Floodplain Management Section of the Division of Land Use Regulation that a Flood Hazard Area Control Act Permit, if applicable.

## DETAILS

1. Provide a Trench Restoration Detail for work in concrete pavement, curb and utility trench areas within the project plans. Current County standards require concrete repairs per NJDOT standard details.
2. Provide the Camden County Standard Monolithic Concrete Curb and Gutter Detail in the construction details within the project plans, if applicable based on gutter grade design.
3. Provide the Camden County Typical Roadway Restoration for Curb Installation in the construction details within the project plans.
4. Details on plans are renumbered. Notes within the details refer to the numbering on the County Standard Details and is inconsistent. Correct accordingly and add additional details based upon addressing comments above.
5. The following additional County standard details are required for improvements in the County right-of-way:
  - a. Standard HMA Driveway Section: Adjacent to Reinforced Concrete Sidewalk and Apron - Plan propose alternate HMA pavement section
  - b. Standard Pavement Marking Legend - Required, not provided
  - c. Concrete Road Slab Restoration
  - d. Concrete Road Transverse Expansion Joint
  - e. Curb Face Form

## Traffic Impact Study/Analysis

1. The proposed application is expected to generate 82 AM peak hour entering trips (74 coming from the south, 8 from the north), 24 AM peak hour exiting trips (22 heading southbound, 2 heading northbound), 35 PM peak hour entering trips (32 coming from the south, 3 coming from the north), and 76 PM peak hour exiting trips (68 heading southbound, 8 heading northbound). A traffic impact study is required and has been submitted.
2. The Applicant's Engineer developed the Trip Generation in accordance with the current 10th edition of the Institute of Transportation Engineers Trip Generation Manual.
3. The Applicant's Engineer indicated that the Existing Signal Plans and Timings were included in Appendix A of this report. These items were not included. The Applicant's Engineer shall submit these items to verify the existing and no-build capacity analyses performed in the study.
4. It should be noted that this traffic impact study and the traffic impact study for Resintech Site should have the same results as the two traffic impact studies analyzed the same intersections and utilized the same existing volumes collected along the Roadway Network. The two documents had several instances of existing and no-build delays and levels of service being different at the same approach to the same intersection. The Applicant's

Engineer should review and revise both the reports as necessary.

5. For this application, the Applicant's Engineer should review the existing volumes listed in Figure 3. The Applicant's Engineer should review the existing traffic count data and revise the figures and analyses as necessary. Discrepancies between the existing traffic count data collected and Figure 3 were noted at the following locations:
  - a. The Intersection of Federal Street and South 19th Street, Eastbound and Westbound Approaches.
  - b. The Intersection of East State Street and Cooper Street, all approaches
  - c. The Intersection of East State Street and River Street, Westbound approach
  
6. The Applicant's Engineer indicated that all intersections, approaches, and lane groups operate at a level of service D or better under existing conditions with the following exceptions:
  - o The Intersection of Federal Street and East State Street (Overall Delay 85.8 Seconds, Level of Service F) during the PM peak period
  - o The Eastbound Left Turn/Shared Through Movement Lane at the Intersection of Federal Street and East State Street (Delay 60.4 Seconds, Level of Service E) during the PM peak period
  - o The Westbound approach at the Intersection of Federal Street and East State Street (Delay 293.3 Seconds, Level of Service F) during the PM peak period

It should be noted that the Traffic Impact Study for the Resintech Application, with the same existing traffic volumes and the same roadway network, produced the same results for the Existing Condition Analysis. The Applicant's Engineer should verify the existing volumes utilized in the capacity analyses were consistent with the traffic counts submitted with each report.

7. The Applicant's Engineer indicated that the background growth rate utilized for this project is based on the NJDOT Access Permit Annual Background Growth Rate Table issued in April 2017. It should be noted that the NJDOT issued an updated version in April 2017. The Applicant's Engineer should utilize the most recent version.
  
8. The Applicant's Engineer indicated that all intersections, approaches, and lane groups are expected to operate at a level of service D or better under 2018 No-Build conditions with the following exceptions:
  - o The Intersection of Federal Street and East State Street (Overall Delay 111.2 Seconds, Level of Service F) during the PM peak period
  - o The Eastbound approach at the Intersection of Federal Street and East State Street (Delay 74.3 Seconds, Level of Service E) during the PM peak period
  - o The Eastbound Left Turn/Shared Through Movement Lane at the Intersection of Federal Street and East State Street (Delay 102.8 Seconds, Level of Service F) during the PM peak period
  - o The Westbound approach at the Intersection of Federal Street and East State Street (Delay 346.7 Seconds, Level of Service F) during the PM peak period

It should be noted that the Traffic Impact Study for the Resintech Application, with the same no-build traffic volumes and the same roadway network, produced different results for the

No-Build Analysis. The Applicant's Engineer should verify the no-build volumes utilized in the capacity analysis based on comments noted above.

9. The Applicant's Engineer indicated that all intersections, approaches, and lane groups are expected to operate at a level of service D or better under 2018 Build conditions with the following exceptions:

- The Intersection of Federal Street and East State Street (Overall Delay 116.5 Seconds, Level of Service F) during the PM peak period
- The Eastbound approach at the Intersection of Federal Street and East State Street (Delay 79 Seconds, Level of Service E) during the PM peak period
- The Eastbound Left Turn/Shared Through Movement Lane at the Intersection of Federal Street and East State Street (Delay 109.6 Seconds, Level of Service F) during the PM peak period
- The Westbound approach at the Intersection of Federal Street and East State Street (Delay 349.9 Seconds, Level of Service F) during the PM peak period
- The Southbound approach at the Intersection of River Avenue and East State Street (Delay 69.7 Seconds, Level of Service E) during the PM peak period

It should be noted that the Traffic Impact Study for the Resintech Application, with the same build traffic volumes and the same roadway network, produced the same results for the 2018 Build Analysis. The Applicant's Engineer should verify the build volumes utilized in the capacity analysis if revision is required to address previous comments.

10. The Applicant's Engineer proposed mitigation to address the existing, no-build, and proposed build delays and levels of service. The Applicant's Engineer indicated that all intersections, approaches, and lane groups are expected to operate at a level of service C or better with the proposed mitigation. The Applicant's Engineer proposes the following mitigation measures:

11. The applicant's Engineer should be prepared to discuss if the City Engineer has agreed to the proposed mitigation measures :

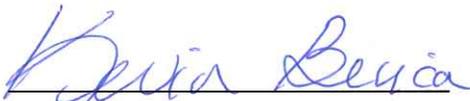
- a. Increasing the cycle length to 90 seconds at the intersection of River Avenue and East State Street
- b. Restripe the eastbound approach at the intersection of Federal Street and East State Street to include an exclusive left turn lane, an exclusive through lane, and an exclusive right turn lane.
- c. Increasing the cycle length to 90 seconds at the intersection of Federal Street and East State Street
- d. At the Intersection of Federal Street and River Avenue, shift 3 seconds from Federal Street to River Street.

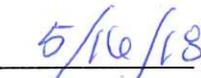
## ADMINISTRATIVE

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

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

5. Underground irrigation systems shall not be located within the County right-of-way.
6. Applicant is responsible for all environmental permits required.

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

  
\_\_\_\_\_  
DATE



Cc: Jeffrey Gottlieb: [jbottlieb@resintech.com](mailto:jbottlieb@resintech.com), Applicant  
Erin A. Szulewski, Esq.: Fax – (856) 552-1427, [eszulewski@parkermccay.com](mailto:eszulewski@parkermccay.com), Applicant Attorney  
Chad Gaulrapp, PE: Fax – (856) 547-9174, [cgaularapp@pennoni.com](mailto:cgaularapp@pennoni.com), Applicant Engineer  
Angela Miller: Municipal PB Secretary

# CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

## Application for County Approval of Subdivision, Site & Development Plans

### Camden County Planning Board

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

Phone: 856.566.2978 Fax: 856.566.2988  
E-mail: [planningdivision@camdencounty.com](mailto:planningdivision@camdencounty.com)

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

**(PLEASE TYPE OR PRINT LEGIBLY)**

### Project Information:

Project Name: ActionPak

Project Address (if applicable) & Municipality: River Avenue and East Street Street, City of Camden

Abuts County Road: Yes County Route No.: 543

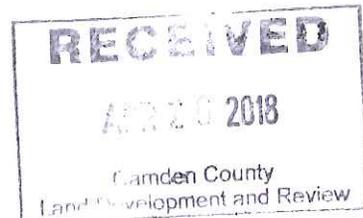
### Type of Submission (please check one):

- 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): 13.03

Existing Zoning: LI-2 - Light Industrial

Block(s): 847

Variance(s) Required: Required parking spaces.

Lot(s): 2

Fence height.

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

SP-8-7-18

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

**Applicant:** ResinTech Inc.  
c/o Jeffrey Gottlieb Phone: (856) 626-1516 Fax: \_\_\_\_\_  
**Address:** 160 Cooper Road Town & State: West Berlin, NJ  
**Email:** jgottlieb@resintech.com Zip.: 08091  
**Attorney:** Erin A. Szulewski, Esquire  
Parker McCay, PA Phone: 856-985-4007 Fax: 856-552-1427  
**Address:** 9000 Midlantic Drive, Suite 300 Town & State: Mt. Laurel, NJ  
**Email:** eszulewski@parkermccay.com Zip.: 08054  
**Engineer:** Pennoni Associates Inc.  
c/o Chad Gaulrapp, PE Phone: 856-547-0505 Fax: 856-547-9174  
**Address:** 515 Grove Street Town & State: Haddon Heights, NJ  
**Email:** cgaulrapp@pennoni.com Zip.: 08035

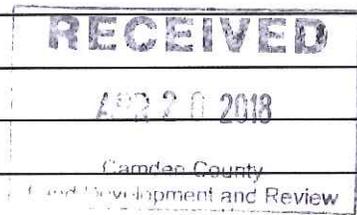
**Proposed Use** (please check all that apply):

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

**Project Description & Statistics:**

Short Description of Project: \_\_\_\_\_  
The Applicant is developing the former industrial/manufacturing site for a proposed processing and approximate 148,500 square foot warehouse facility with storage areas, truck loading areas, parking areas, stormwater collection system, stormwater management facility, landscaping and lighting.

Increase in Impervious Coverage?:  YES  NO Total Increase or Decrease: 0.20 Acres  
 Total Amount of Land Disturbed: 12.50 Acres  
 Total Gross SF of all Buildings/ Development: 6.62 Acres  
 Total New Residential Units: n/a  
 Total New Jobs Created: TBD



SP-8-7-18

# CAMDEN COUNTY PLANNING BOARD APPLICATION

## Subdivision Description (if applicable):

Does this application include a lot consolidation? YES /  NO

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

Size of Existing Lot(s): \_\_\_\_\_

\_\_\_\_\_

Portion to be Subdivided: \_\_\_\_\_

\_\_\_\_\_

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

Title of Municipal Official: \_\_\_\_\_

Authorized Municipal Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Transmittal Date (if applicable): \_\_\_\_\_

Phone Number: \_\_\_\_\_

## Signatures Required:

Name of Applicant: Jeffrey Gottlieb, ResinTech Inc.

Signature of Applicant: Erin Szulewski Date: 4/9/2018  
Erin A. Szulewski, Esq. - Attorney for Applicant

Agent Completing Application: Erin A. Szulewski, Esq. - Attorney for Applicant, ResinTech Inc.

Signature of Agent: Erin Szulewski Date: 4/9/2018

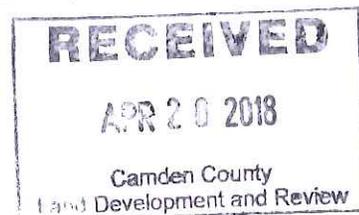
### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-8-7-18

### Stamp Date Received Below



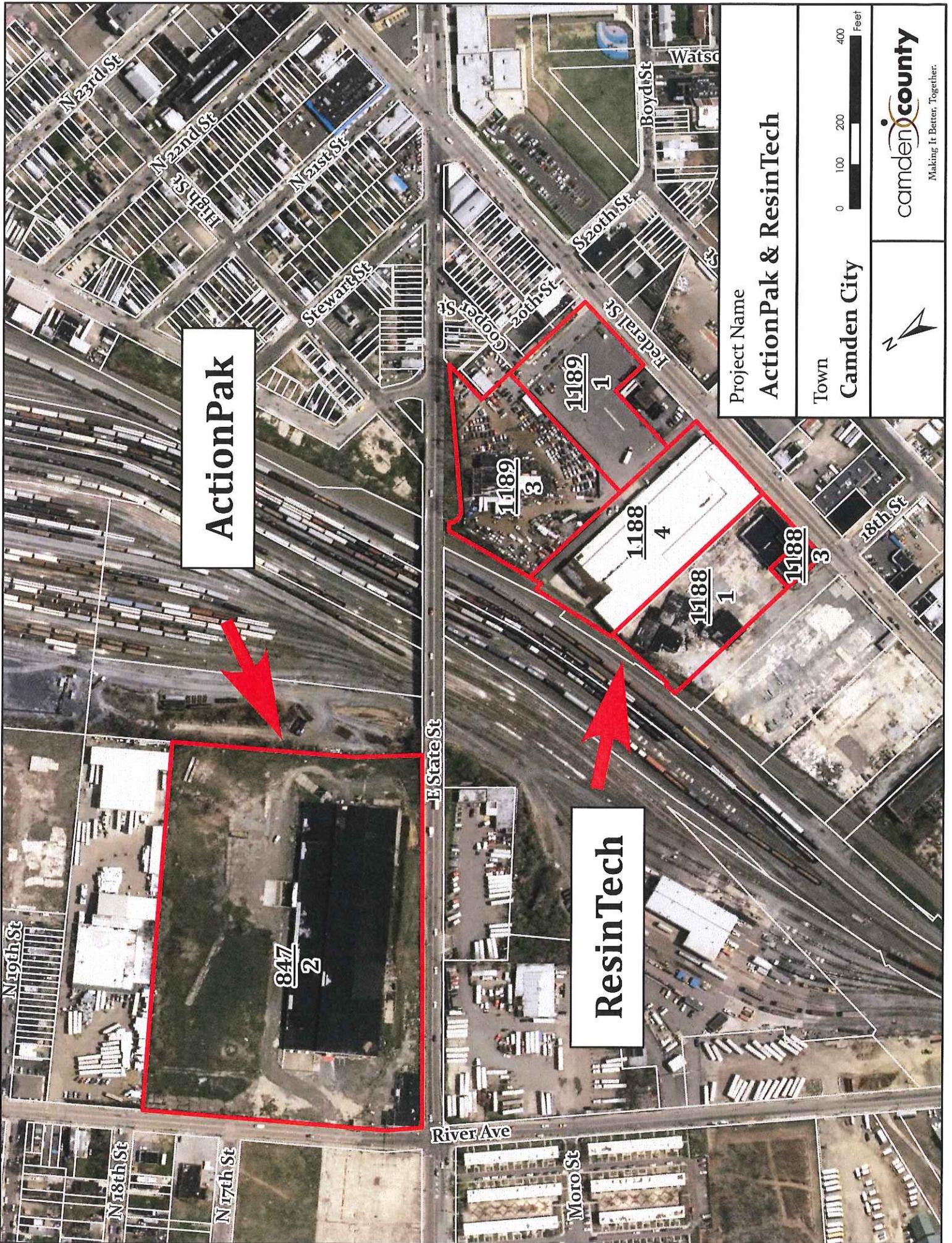


<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Resin Tech</b>
	Plan:	<b>SP-8-8-18</b>
	Municipality:	City of Camden
	Applicant:	Resin Tech
	Abuts County Route:	Federal Street (CR 537)

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

**ActionPak**

**ResinTech**



Project Name

**ActionPak & ResinTech**

Town

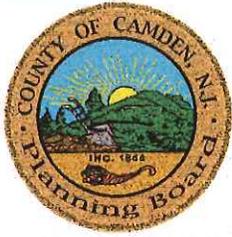
**Camden City**



**camden**county  
Making It Better. Together.







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

**COUNTY PLAN:  
SP-08-08-18**

RESINTECH  
PROJECT NAME

CITY OF CAMDEN  
MUNICIPALITY

<u>TYPE OF PLAN</u>	<u>TAX MAP DATA</u>	<u>REVIEW STATUS</u>
<input checked="" type="checkbox"/> SITE PLAN	PLATE: <u>19.02, 19.03</u>	_____
<input type="checkbox"/> PRELIMINARY PLAN	BLOCK: <u>1185, 1188, 1189</u>	
<input type="checkbox"/> OTHER	LOT (s): <u>1 &amp; 2; 1, 3 &amp; 4; 1, 3 &amp; 4</u>	

**NAME:** RESINTECH, INC.

**ADDRESS:** 160 COOPER ROAD

**CITY:** WEST BERLIN **STATE:** NJ **ZIP:** 08091

**SITE ABUTS COUNTY HIGHWAY:** Federal Street (CR 537)

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

**GENERAL**

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

It is recommended that the applicant present the proposed improvements on one presentation board to the County Planning Board members. The proposed driveways on Federal Street, existing driveways on the opposite side of federal Street and locations of traffic signals should be clearly shown.

**The following documents have been reviewed:**

1. Site plan entitled "Resintech", prepared by Pennoni Associates Inc.; dated March 22, 2108.
2. Stormwater Management Report for "Resintech", prepared by Pennoni Associates Inc.; dated March 22, 2108.
3. Traffic Impact Analysis for "Resintech", prepared by Pennoni Associates Inc.; dated March 2108.
4. Land Title Survey for "Camden Industrial Sites", prepared by Pennoni Associates Inc.; dated March 2, 2017.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Federal Street (CR 537) has a proposed right-of-way of 66 feet, with an existing right-of-way of 66 feet. No additional right of way is required.
2. Sight triangle easements should be shown on plans, if required based on revised sight distance requirements.

**SITE PLAN**

1. A technical waiver is required from Section 3.3.1.9 to permit the proposed two new two-way driveways along Federal Street approximately 300' apart where a separation of 400' is required. The applicant should be prepared to present the justification for the waiver from Section 3.3.1.9.
2. A technical waiver is required from Section 3.3.1.9 to permit the centerline of the westernmost driveway to be located 150' feet from the centerline of 17<sup>th</sup> Street where driveways are required to be 250' from the intersecting road.
  - a. The applicant should be prepared to present the justification for the waiver and the operational impacts the proposed driveway will have on the traffic signal and vice versa.
  - b. The applicant should present a truck turning plan for the anticipated vehicles entering and exiting the site.
  - c. The applicant's traffic engineer should review the need for a "DO NOT BLOCK THE BOX" pavement marking and City ordinance based on the queues on Federal Street from the traffic report and anticipated truck traffic.
3. Sight triangles at each driveway have been represented on the Site Plan. In accordance with 3.3.1.9, sight distance shall be in accordance with AASHTO standards for the given design speed, which shall be the posted speed plus 5 mph. At a minimum, intersection stopping site distance shall be provided at a minimum a each driveway. It appears the Applicant's Engineer has used stopping site distance for the posted speed of 25 mph and

not the design speed. Additional information should be provided to determine if the plans conform..

4. The truck turn detail on Site Plan Sheet 8, should be revised to include the center line striping in order to determine conformance with Section 3.3.1.10.D. The trucks should not turn into oncoming traffic lanes.
5. The applicant should be prepared to present how the proposed gate at the truck driveway is operated (ie: manually, guard, key).
  - a. The location and operation of the gate should allow the truck to fully enter the site and in a proper orientation as to not conflict with roadway and pedestrian sidewalk traffic prior to gate operations.
  - b. The gate operation should prevent trucks to enter and exit the site at the same time since the travel paths overlap.
6. The plans should be revised to provide a turning template for emergency vehicles that will use the 18<sup>th</sup> Street entrance in accordance with Section 3.3.1.10.D.
7. The site plan should be revised to provide a concrete driveway apron at the 18<sup>th</sup> Street driveway that extends 25 feet in accordance with 3.3.1.10.E.
8. The curb ramps at the 18<sup>th</sup> Street intersection should be revised to allow safe pedestrian crossing of Federal Street in accordance with 3.3.1.10.F. Due to the significant site development including new access patterns and vehicular traffic, it is recommended that the Applicant bring the traffic signal to full compliance with MUTCD and ADA standards including new pedestrian crosswalks, pedestrian push buttons and pedestrian signals.
9. The plans should be revised to provide grading information at all driveway curb ramps in accordance with 3.3.1.10.F, and compliance of curb ramps for running slope and cross slope at 18<sup>th</sup> Street and 19<sup>th</sup> Street. Details for accessible Curb Ramps should be provided.
10. In accordance with 3.3.1.10.I, plan does not conform. The Applicant indicated in the traffic impact study that 28 vehicles are proposed to turn left in the PM peak hour from Federal Street eastbound into the site. The Applicant's Engineer should provide a By-Pass Area.
11. In accordance with 3.3.1.13, the proposed Site shall conform to all requirements for Temporary Construction Access. A Camden County Highway Department Road Opening Permit must be obtained for any driveway to be used for construction access.
12. In accordance with 3.3.1.14, stop signs are not called out at driveways on Site Plans.
13. The Applicant shall provide proper signage at the 18<sup>th</sup> Street traffic signal to properly inform motorist of the private driveway. Motorist may misconstrue private driveway as

extension of 18<sup>th</sup> Street.

14. County requests that a new double yellow centerline and white shoulder stripes be provided along Federal Street within the property frontage. Pavement marking and stripe line layout, color, size and material type shall be shown on Site Plan and labelled accordingly to verify conformity.
15. In accordance with 3.3.1.16, the project site lies in an urban area. Crosswalk at truck entrance driveway shall be 6" wide white extruded thermoplastic material, separated by a 6' gap. Painted crosswalks (Ladder Type) at 18<sup>th</sup> Street intersection shall consist of 2' wide by 6' long white extruded thermoplastic material, separated by 2' gaps.
16. In accordance with 3.3.1.17, it should be noted that Camden County is not responsible for maintaining traffic control signs, traffic striping, or pavement markings during site construction.

Traffic Signal (3.3.18) 18<sup>th</sup> Street Intersection (Items 17 through 20 below)

17. The Applicant proposes a security cantilever sliding gate at each site driveway. The 18<sup>th</sup> Street driveway is proposed as the fourth leg to the existing signalized intersection of Federal Street and South 18<sup>th</sup> Street. The proposed sliding gate may interfere in site driveway operations [and may interfere with traffic entering/exiting the onsite driveway at the traffic signal] by providing insufficient length to store vehicles waiting for an opportunity to exit the site driveway and by not providing a way to turnaround in case an errant vehicle enters the site. The Applicant's Engineer should justify the locations of the proposed sliding gates and address these two issues.
18. There is a general concern that motorist traveling along 18<sup>th</sup> Street and Federal Street may mistakenly perceive the proposed private driveway as an extension of North 18<sup>th</sup> Street and turn into driveway, or drive through the intersection at travel speed when light on 18<sup>th</sup> Street is green. The Applicant shall provide recommendations and solutions to prevent confusion at the intersection through visual cues, signage, etc. to prevent this situation.
19. Is the existing traffic signal on fixed time or loop controlled? If loops control traffic signal then new loop detectors, or area of detection at driveway entrance shall be shown on plans? Please advise?
20. It is the County wishes to upgrade the existing traffic signal to meet current MUTCD and current County traffic signal standards.
21. In accordance with 3.4.5, County requires minimum crown and gutter profiles of 0.5%. Careful consideration shall be given to impacts on existing intersections, driveways and sidewalks. Insufficient information was provided to verify conformance on crown and gutter line profile grades. If gutter profiles are less than 0.5%, concrete curb and gutter shall be provided. At a minimum, please provide gutter grades and profiles on site plans.

22. In accordance with 3.4.12, a utility pole relocation is proposed along Federal Street. Please add a note that Utility poles shall be relocated a minimum of 18" from the front face of curb to the front face of a utility pole. The County Engineer may authorize adjustments to the strict adherence to this standard for relocations of three (3) poles or less, if requested. The applicant shall provide a letter to the County stating that the utility company approves the location of the utility poles.
23. In accordance with 3.4.13, the Site Plan shows areas of existing sidewalk and curb along Federal Street fronting the site to remain. Applicant shall include a note indicating "All sidewalk and curb within the County right-of-way along Federal Street that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative.
24. Traffic Sign W11A-2 is superseded by W11-2. Please replace accordingly.

### **STORMWATER MANAGEMENT NJAC 7:8**

25. The Applicant is ultimately disturbing one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. A stormwater management basin has been provided that does meet the requirements of NJAC 7:8, Stormwater requirements for water quantity and water quality.
  - a. Our office does concur that the applicant is not required to meet the recharge requirements under NJAC 7:8 since the proposed development meets the definition of "urban redevelopment area" as a previously developed area delineated on the State Plan Map as a Metropolitan Area (PA1).
  - b. The design has met the water quantity requirement for peak rate of reduction.
26. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 is provided by the applicant to ensure that the stormwater system can be maintained in perpetuity.
27. 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.
28. Please provide clarification as to why a hydrologic D-soil was used for hydrology for the site in lieu of the actual soils present at the site based on the soil borings information provided.
29. Provide a site specific detail of the proposed storm sewer connection between the proposed storm sewer and existing storm sewer within Federal Street.
30. For consistency with the other existing drainage areas descriptions in the report, state the drainage pattern direction and destination for existing drainage areas EDA 5 and 6 is not determined in the descriptive narrative of the drainage areas.
31. Submit confirmation from the NJDEP Floodplain Management Section of the Division of

Land Use Regulation if a Flood Hazard Area Control Act Permit is required for the site improvements considering AE Flood Zones are present on the site..

32. Based on our review of NJDEP Geoweb data, the Applicant's site is listed as a known contaminated site. County has concerns with regards to receiving stormwater from the site unless the necessary remediation and/or other measures have been implemented to prevent contaminants from entering the County's storm sewer system. Please provide evidence and other information to satisfy the County's concerns on this matter. A review of Site Plans and other documentation from the Applicant have not provided sufficient information to address this concern.

#### Traffic Impact Study/Analysis (4.1)

33. The proposed application is expected to generate 80 AM peak hour entering trips (42 coming from the west, 38 from the east), 24 AM peak hour exiting trips (13 heading westbound, 11 heading eastbound), 35 PM peak hour entering trips (18 coming from the west, 17 coming from the east), and 78 PM peak hour exiting trips (41 heading westbound, 37 heading eastbound). A traffic impact study is required and has been submitted.
34. The Applicant's Engineer developed the Trip Generation in accordance with the current 10<sup>th</sup> edition of the Institute of Transportation Engineers Trip Generation Manual.
35. The Applicant's Engineer indicated that the Existing Signal Plans and Timings were included in Appendix A of this report. These items were not included. The Applicant's Engineer shall submit these items to verify the existing and no-build capacity analyses performed in the study.
36. It should be noted that this traffic impact study and the traffic impact study for Actionpak Site should have the same results as the two traffic impact studies analyzed the same intersections and utilized the same existing volumes collected along the Roadway Network. The two documents had several instances of existing and no-build delays and levels of service being different at the same approach to the same intersection. The Applicant's Engineer should review and revise the reports as necessary.
37. For this application, the Applicant's Engineer should review the existing volumes listed in Figure 3. Discrepancies between the existing traffic count data collected and Figure 3 were noted at the following locations:
- The Intersection of Federal Street and South 19<sup>th</sup> Street, Eastbound, Southbound, and Westbound Approaches
  - The Intersection of East State Street and Cooper Street, southeastbound and eastbound approaches
  - The Intersection of East State Street and River Street, Westbound approach

The Applicant's Engineer should review the existing traffic count data and revise the figures and analyses as necessary.

38. The Applicant's Engineer indicated that all intersections, approaches, and lane groups operate at a level of service D or better under existing conditions with the following exceptions:

- The Intersection of Federal Street and East State Street (Overall Delay 85.8 Seconds, Level of Service F) during the PM peak period
- The Eastbound Left Turn/Shared Through Movement Lane at the Intersection of Federal Street and East State Street (Delay 60.4 Seconds, Level of Service E) during the PM peak period
- The Westbound approach at the Intersection of Federal Street and East State Street (Delay 293.3 Seconds, Level of Service F) during the PM peak period

It should be noted that the Traffic Impact Study for the Actionpak Application, with the same existing traffic volumes and the same roadway network, produced the same results for the Existing Condition Analysis. The Applicant's Engineer should verify the existing volumes utilized in the capacity analyses were consistent with the traffic counts submitted with each report.

39. The Applicant's Engineer indicated that the background growth rate utilized for this project is based on the NJDOT Access Permit Annual Background Growth Rate Table issued in April 2017. It should be noted that the NJDOT issued an updated version in April 2017. The Applicant's Engineer should utilize the most recent version.

40. The Applicant's Engineer indicated that all intersections, approaches, and lane groups are expected to operate at a level of service D or better under 2018 No-Build conditions with the following exceptions:

- The Intersection of Federal Street and East State Street (Overall Delay 92.7 Seconds, Level of Service F) during the PM peak period
- The Eastbound Left Turn/Shared Through Movement Lane at the Intersection of Federal Street and East State Street (Delay 66.4 Seconds, Level of Service E) during the PM peak period
- The Westbound approach at the Intersection of Federal Street and East State Street (Delay 313 Seconds, Level of Service F) during the PM peak period

It should be noted that the Traffic Impact Study for the Actionpak Application, with the same no-build traffic volumes and the same roadway network, produced different results for the No-Build Analysis. The Applicant's Engineer should verify the no-build volumes utilized in the capacity analyses based on comments noted above.

41. The Applicant's Engineer indicated that all intersections, approaches, and lane groups are expected to operate at a level of service D or better under 2018 Build conditions with the following exceptions:

- The Intersection of Federal Street and East State Street (Overall Delay 116.5 Seconds, Level of Service F) during the PM peak period
- The Eastbound approach at the Intersection of Federal Street and East State Street (Delay 79 Seconds, Level of Service E) during the PM peak period
- The Eastbound Left Turn/Shared Through Movement Lane at the Intersection of Federal Street and East State Street (Delay 109.6 Seconds, Level of Service F) during the PM peak period
- The Westbound approach at the Intersection of Federal Street and East State Street (Delay 349.9 Seconds, Level of Service F) during the PM peak period
- The Southbound approach at the Intersection of River Avenue and East State Street (Delay 69.7 Seconds, Level of Service E) during the PM peak period

It should be noted that the Traffic Impact Study for the Actionpak Application, with the same build traffic volumes and the same roadway network, produced the same results for the 2018 Build Analyses. The Applicant's Engineer should verify the build volumes utilized in the capacity analyses if revision is required to address previous comments.

42. The Applicant's Engineer proposed mitigation to address the existing, no-build, and proposed build delays and levels of service. The Applicant's Engineer proposes the following mitigation measures:

- Increasing the cycle length to 90 seconds at the intersection of River Avenue and East State Street
- Restripe the eastbound approach at the intersection of Federal Street and East State Street to include an exclusive left turn lane, an exclusive through lane, and an exclusive right turn lane.
- Increasing the cycle length to 90 seconds at the intersection of Federal Street and East State Street
- At the Intersection of Federal Street and River Avenue, shift 3 seconds from Federal Street to River Street.

The Applicant's Engineer indicated that all intersections, approaches, and lane groups are expected to operate at a level of service C or better with the proposed mitigation.

It should be noted that the Traffic Impact Study for the Actionpak Application, with the same build traffic volumes and the same roadway network, produced the same results and mitigation recommendations. The Applicant's Engineer should verify the build volumes utilized in the capacity analyses and mitigation recommendations if revision is required to address previous comments.

43. The Applicant's Engineer indicated that a signal warrant analysis was performed in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) for the unsignalized intersection of Federal Street and 19<sup>th</sup> Street. The Applicant's Engineer indicated that a traffic signal is not warranted and that the warrant analysis data was provided in the appendix. The Applicant's Engineer should include this warrant analysis data for review.

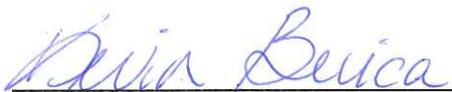
## DETAILS

44. Details on plans are renumbered. Notes within the details refer to the numbering on the County Standard Details and is inconsistent. Please correct accordingly. Please add additional details based upon addressing new comments
45. County curb (concrete pavement repair) detail should show concrete pavement surface adjacent to curb, not HMA.
46. Provide the Camden County Trench Restoration Detail in Concrete Pavement Area in the construction details within the project plans.
47. Provide the Camden County Standard Monolithic Concrete Curb and Gutter Detail in the construction details within the project plans, if required.
48. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
49. All curb should be designed in accordance with **County Design Standards-Roads, Chapter IX E.4.**
50. The following additional County standard details are required for improvements in the County right-of-way:
1. Standard HMA Driveway Section: Adjacent to Reinforced Concrete Sidewalk and Apron - Plan propose alternate HMA pavement section
  2. Standard Pavement Marking Legend - Required, not provided
  3. Concrete Road restoration: Gas Utility is required, not provided
  4. Composite Asphalt Over Concrete Road Restoration – May be required based on comments.
  5. Concrete Road Slab Restoration (TBD)
  6. Concrete Road Transverse Expansion Joint (TBD)
  7. Mill and Pave Final Restoration (TBD)
  8. Curb Face Form

## ADMINISTRATIVE

53. 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.

54. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
55. All road openings will require a Road Opening Permit from the Camden County Highway Department.
56. 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.
57. 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.
58. Underground irrigation systems shall not be located within the County right-of-way.
59. Applicant is responsible for all environmental permits required.

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

  
DATE



Cc: Jeffrey Gottlieb: [jbottlieb@resintech.com](mailto:jbottlieb@resintech.com), Applicant  
Erin A. Szulewski, Esq.: Fax – (856) 552-1427, [eszulewski@parkermccay.com](mailto:eszulewski@parkermccay.com), Applicant Attorney  
Chad Gaulrapp, PE: Fax – (856) 547-9174, [cgaulrapp@pennoni.com](mailto:cgaulrapp@pennoni.com), Applicant Engineer  
Angela Miller: Municipal PB Secretary  
Uzo Ahirakwe, PE, PP, PLS: Fax – (856) 757-7620, Municipal Engineer

# CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

## Application for County Approval of Subdivision, Site & Development Plans

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

Phone: 856.566.2978 Fax: 856.566.2988  
E-mail: [planningdivision@camdencounty.com](mailto:planningdivision@camdencounty.com)

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

**(PLEASE TYPE OR PRINT LEGIBLY)**

### Project Information:

Project Name: ResinTech

Project Address (if applicable) & Municipality: Federal Street, City of Camden

Abuts County Road: Yes County Route No.: 537

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

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

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

- Resubmission of Major Subdivision

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



### Tax Map Data:

Plate(s): 19.02 and 190.03

Block(s): 1185; 1188; 1189

Lot(s): 1, 2 ; 1,3 4; 1,3,4

Existing Zoning: GI-2 - General Industrial

Variance(s) Required: Fence height, number of driveways, walkway grades, site lighting, and landscaping

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

SP 8-8-18

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

**Applicant:** ResinTech Inc.  
c/o Jeffrey Gottlieb Phone: (856) 626-1516 Fax: \_\_\_\_\_  
**Address:** 160 Cooper Road Town & State: West Berlin, NJ  
**Email:** jgottlieb@resintech.com Zip.: 08091  
**Attorney:** Erin A. Szulewski, Esquire  
Parker McCay, PA Phone: 856-985-4007 Fax: 856-552-1427  
**Address:** 9000 Midlantic Drive, Suite 300 Town & State: Mt. Laurel, NJ  
**Email:** eszulewski@parkermccay.com Zip.: 08054  
**Engineer:** Pennoni Associates Inc.  
c/o Chad Gaulrapp, PE Phone: 856-547-0505 Fax: 856-547-9174  
**Address:** 515 Grove Street Town & State: Haddon Heights, NJ  
**Email:** cgaulrapp@pennoni.com Zip.: 08035

**Proposed Use** (please check all that apply):

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

**Project Description & Statistics:**

Short Description of Project: \_\_\_\_\_

The Applicant is developing the former industrial/manufacturing site for a  
proposed approximate 142,236 square foot processing and warehouse facility,  
truck loading areas, parking areas, stormwater collection system, stormwater  
management facility, landscaping and lighting.

Increase in Impervious Coverage?: YES  **NO** Total Increase or Decrease: 4.88 Acre decrease

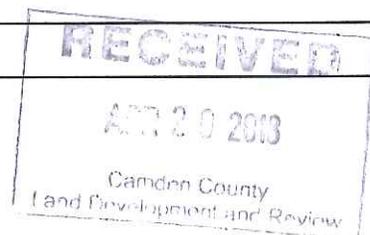
Total Amount of Land Disturbed: 13.50 Acres

Total Gross SF of all Buildings/ Development: 7.56 Acres

Total New Residential Units: n/a

Total New Jobs Created: TBD

SP 8-8-18



# CAMDEN COUNTY PLANNING BOARD APPLICATION

## Subdivision Description (if applicable):

Does this application include a lot consolidation?  YES NO

Will new lots be created?  YES NO How Many New Lots? \_\_\_\_\_ One

Size of Existing Lot(s): Block 1185, Lots 1 and 2; Block 1186 Lots 1, 3 and 4 and Block 1189, Lots 1 and 3 = 12.94 Total acres to be consolidated

Portion to be Subdivided: \_\_\_\_\_

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

Title of Municipal Official: \_\_\_\_\_

Authorized Municipal Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Transmittal Date (if applicable): \_\_\_\_\_

Phone Number: \_\_\_\_\_

## Signatures Required:

Name of Applicant: Jeffrey Gottlieb, ResinTech Inc.

Signature of Applicant: Erin Szulewski Date: 4/9/2018  
Erin A. Szulewski, Attorney for the Applicant

Agent Completing Application: Erin A. Szulewski, Attorney for the Applicant, ResinTech Inc.

Signature of Agent: Erin Szulewski Date: 4/9/2018

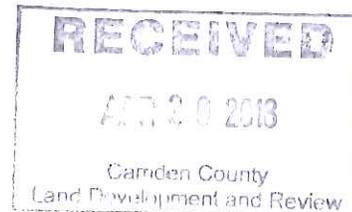
### For County Use:

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

Fees Included with Application: YES / NO

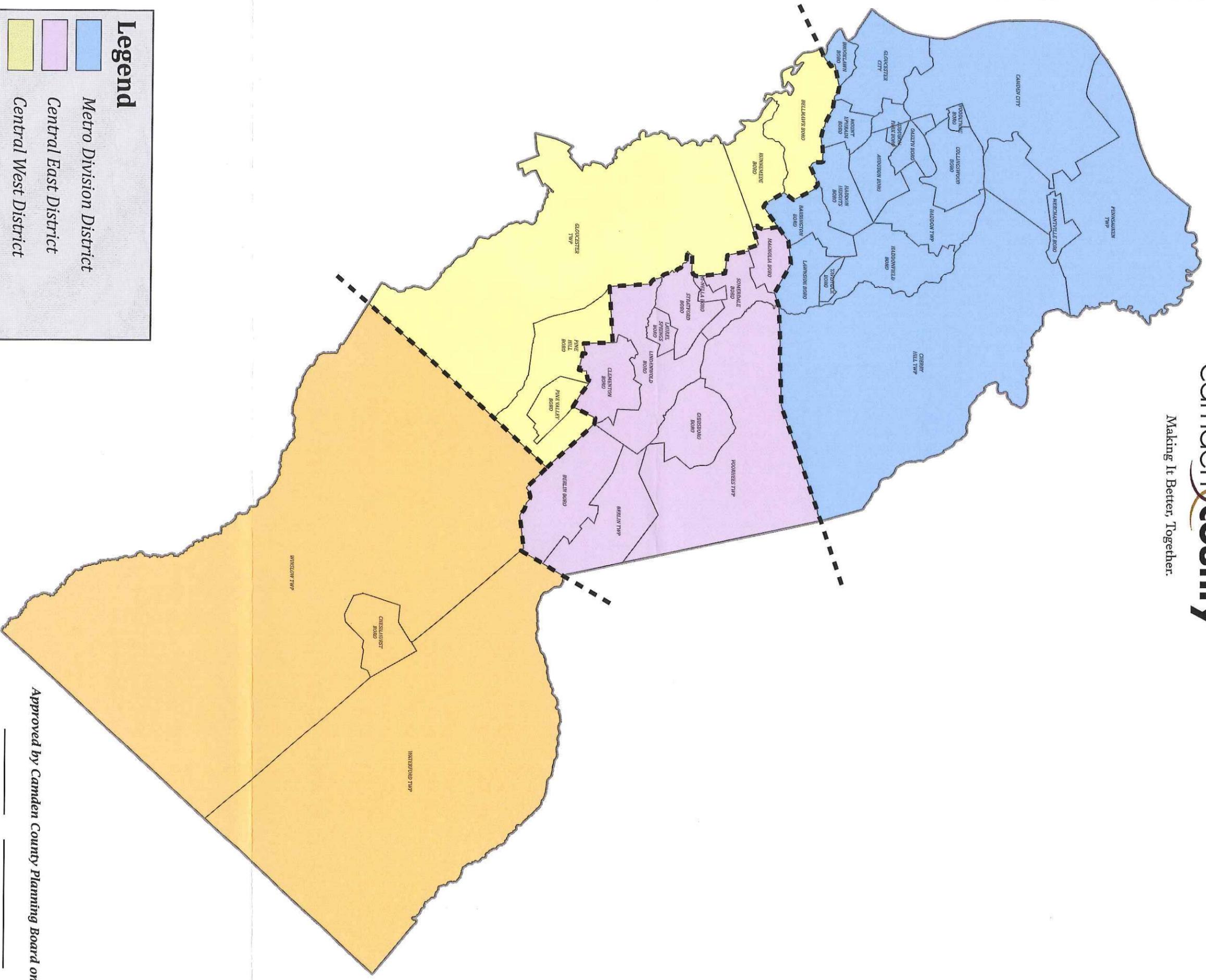
County Plan Number: SP-8-8-18

### Stamp Date Received Below





# Regional Planning Districts



**Legend**

- Metro Division District
- Central East District
- Central West District
- Southern District
- Planning District Boundaries
- Camden County Boundary



Approved by Camden County Planning Board on \_\_\_\_\_  
 Date \_\_\_\_\_ Planning Board Director \_\_\_\_\_