

Department of Public Works

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

Ryan Doran  
Joseph Pillo  
Alexis M. Williams  
Kevin Becica – County Engineer

## Agenda for September 24<sup>th</sup>, 2019

Meeting to be held at 6:00pm 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. 1495 Chews Landing Rd. Gloucester Twp. 72-unit apartment building
7. Chairman's report
8. Attorney's Report
9. County Engineers Report
10. County Planning Report
11. New Business
12. Old Business
13. Adjournment

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



**CAMDEN COUNTY PLANNING BOARD**  
**Land Development Review**

**Review List for Meeting**

***Minor/Major Subdivisions***

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	1495 Chews Landing Rd.	SP-15-2-19	Gloucester Twp.	72 unit apartment building (3-24 unit buildings)

**Camden County Planning Board  
County Public Works Complex, Lindenwold  
6:00 PM  
August 27, 2019**

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

Mr. George Jones, Mr. Tom Schina, Mr. Joe Pillo, Mr. Ryan Doran, and Ms. Kevin Becica, County Engineer were all present.

Planning Board Solicitor: Ms. Catherine Binowski was present.

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

**MINUTES**

A motion was made to approve the minutes of the July 23, 2019 meeting by Mr. Doran and seconded by Mr. Schina, all present were in favor.

**Review of Projects for Board Action**

**SP-12-9-19**

**Katz JCC Parking Lot Expansion**

**Cherry Hill**

Rhonda Feld, Esq., Kyle Rutherford, PE and Marge Del Vecchia were present for application.

The applicant proposes the expansion of existing on-site parking by the construction of the addition of two new parking fields in existing wooded areas. A new stormwater basin is proposed to accommodate the runoff from the new impervious areas.

Subdivided Lot 12 for parking. Increased the parking to 112 spaces due to increase in Senior Programs.

Approval from Cherry Hill on August 15<sup>th</sup>.

All entrances are as is except a little widening on Springdale Rd.

Comply with all County Engineer's comments.

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

**M-27-1-19/SP-27-4-19**

**Family Dollar**

**Pennsauken**

Jeff Baron, Esq., and Brian Cleary, PE were present for the application.

The applicant proposes to construct a 9,216 square foot Family Dollar retail store with associated site improvements. The associated site improvements include construction of curbing, parking area, sidewalk, landscaping, lighting and stormwater management facilities. Additionally, the site is proposed to be subdivided to bisect the property perpendicular to Maple Avenue. The proposed lot to the west will be developed into the site of the Family Dollar retail store and the proposed lot to the east will remain. The existing site consists of primarily of an asphalt paved parking area and building.

Received preliminary and final approval.

Access to site will be from both the township road and Maple Ave. Both driveways are full access.

Will comply with all County Engineer's comments.

Granted a variance for parking spaces.

Parking space issue at driveway. Need to design it differently so there will not be a problem with entering the site and someone exiting the parking space at the same time.

**A motion was made by Mr. Pillo and seconded by Mr. Doran 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**

None

### **NEW BUSINESS**

None.

### **OLD BUSINESS**

None

### **ADJOURNMENT**

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

Respectfully Submitted,  
Carol Sigman  
Land Development & Review Clerk

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>1495 Chews Landing Rd.</b>
	Plan:	SP-15-2-19
	Municipality:	Gloucester Twp.
	Applicant:	MiPro Homes
	Abuts County Route:	683 Chews Landing Rd.

The application is seeking approval for the construction of 72 apartment units in three buildings to be located on a 4.99-acre parcel along County Route 683 (Chews Landing-Clementon Road) south of Little Gloucester Road. One driveway, opposite an existing Rite Aid access, is proposed. This driveway will be bi-furcated with 20-foot entrance and exit lanes and an 8-foot-wide median. Sidewalk and curbing (where none exist) is being proposed. A stormwater management basin is proposed which will discharge similar to existing condition with no connection to County drainage facilities.



8401  
12.02

**Project Name**  
1495 Chews Landing Rd

**Block**  
8401

**Lot**  
12.02

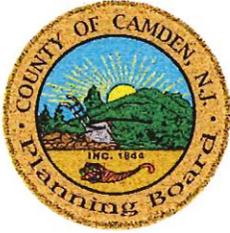
**Town**  
Gloucester Twp



0 30 60 120  
Feet

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

**COUNTY PLAN:  
SP-15-2-19**

MiPro Home, LLC  
**PROJECT NAME**

Gloucester  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

SITE PLAN  
 PRELIMINARY PLAN  
 OTHER

PLATE: 84  
BLOCK: 8401  
LOT (s): 12.02

\_\_\_\_\_

**NAME:** MiPro Home, LLC

**ADDRESS:** 239-A Taunton Blvd.

**CITY:** Medford **STATE** New Jersey **ZIP:** 08055

**SITE ABUTS COUNTY HIGHWAY:** CR 683 (Chews Landing-Clementon Road)

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

**GENERAL**

The application is for the construction of 72 apartment units in three buildings to be located on a 4.99-acre parcel along County Route 683 (Chews Landing-Clementon Road) south of Little Gloucester Road. One driveway, opposite an existing Rite Aid access, is proposed. This driveway will be bi-furcated with 20-foot entrance and exit lanes and an 8-foot-wide median. Sidewalk and curbing (where none exist) is being proposed. A stormwater management basin is proposed which will discharge similar to existing condition with no connection to County drainage facilities.

**The following documents have been reviewed:**

1. Site plan entitled "Preliminary and Final Major Site Plan for 1495 Chews Landing Road Tract", prepared Consulting Engineer Services; dated December 10, 2018 and revised August 2, 2019 (20 sheets).
2. Stormwater Management Report for "1495 Chews Landing Road Tract", prepared Consulting Engineer Services; dated December 2018 and revised August 2019.
3. Traffic Impact Study for "1495 Chews Landing Road Tract", prepared by Consulting Engineer Services; dated December 2018.
4. Plan of Survey and Topography for "1495 Chews Landing Road Tract", Consulting Engineer Services; dated December 2018 (1 sheet).

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Chews Landing-Clementon Road (CR 683) has a proposed right-of-way of 66 feet, with an existing right-of-way of 66 feet. Additional roadway easements are not required.
2. The applicant is proposing sidewalk, partial frontage curbing, and a portion of the driveway median within the County right-of-way.

**SITE PLAN**

1. Sight triangles are shown on the Site Plan. Landscaping appears to be proposed outside the sight triangles. The plans should include a note that all improvements and landscaping located within the sight triangles shall be installed and maintained to height no higher than 30" or lower or trees limbed to 84" above driveway grades.
2. 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. Per section 3.4.9 of the Camden County Development Regulations, concrete curb must be provided along the development property that abuts a county road. The plans should be revised to extend the proposed full-height county curb to the property line and provide vertical curb tapers.
4. The proposed curb from the proposed driveway to the property line to the south with Lot 12.01 should be revised to straighten out the edge of the roadway alignment to provide a consistent cartway half-width.

5. The plans should include a note indicating, "All 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.
6. The elevation of the existing manhole along the property frontage should be modified to be flush with the proposed sidewalk elevation.
7. Per section 3.4.11 of the Camden County Development Regulations, the area behind the curb and within the county right-of-way must be graded at either a 2% incline or decline. Additional detail (spot grades, etc.) shall be provided to the Grading Plan and sidewalk details should be revised accordingly.

8. Site Plans Must Conform with the Following Standards:

3.3.1.10. B Profile of a Driveway Approach to a County Road  
The applicant should provide a vertical profile of the new driveway approach to the county road that shows the approach grade to Chews Landing Road does not exceed a 7% grade approach. Additionally, the maximum grade differential between the slope of the new driveway and the cross slope of the county road shall not be more than 8%.

3.3.1.10.C Width of Driveways that Intersect a County Road  
It appears that the width of the proposed driveway with 20-foot wide travel lanes and an 8-foot wide median with result in an offset alignment condition with the existing driveway opposite on Chews Landing Road which may result in interlocking left-turn maneuvers from the county road accessing the properties.

a. The median width should be revised to 4-feet to minimize this situation.

b. A turning movement plan with line striping for the proposed driveway left turns and opposing driveway left turns shall be provided.

c. Camden County recommends aligning the center of the proposed driveway with the center of the opposing existing driveway.

3.3.1.10. E Driveway and Apron Material  
Driveways at a county road shall be constructed of reinforced concrete for full width of driveway for a distance of at least 25' from edge of pavement of county road and include a depressed curb where the driveway meets the roadway.

3.3.1.10. G Stop Sign and Stop Bar  
The applicant should clarify the location of proposed STOP pavement markings. A STOP marking detail has been provided; however, the site plan does not indicate STOP pavement markings.

3.3.1.10. L Traffic Control Islands

The nose of the concrete median on the proposed driveway should be revised to be removed from the County ROW.

3.3.1.16 Pavement Markings

A separate line striping plan shall be provided to show

- a. All existing and proposed pavement markings and traffic control signs, and
- b. Existing pavement marking to be eliminated must be removed by grinding.

### **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, water quality, and recharge. The applicant's engineer should provide additional documentation that:
  - a. The final design meets the hydraulic impact requirements of NJAC 7:8-5.4(a)2iv
  - b. The storm water system is in total conformance with the NJAC 7:8.
2. The proposed stormwater basin will not connect to the County drainage facilities and the applicant does not proposed any new inlets or basins within the County ROW.
3. The following comments are provided regarding the calculations, SWM Report and Plans:
  - a. Stormwater runoff appears to result in the surface flow across the proposed sidewalk to the County Rd. Additional spot elevations should be provided along the entire length and both sides of sidewalk to ensure that significant drainage will not run across the sidewalk.

### **TRAFFIC**

1. The traffic study indicates that revised timings at the existing Chews Landing Road (CR 683) and Little Gloucester Road (CR 759) intersection could improve the CR 759 movements while maintaining delays on CR 683.
  - a. As a condition of county approval, the revised timing recommended by the traffic study should be implemented
  - b. The modifications to the traffic signal timings should be coordinated with Gloucester Township and Camden County.
2. The Circulation Plan should be revised to show the striping features along CR 683 to ensure that vehicles do not encroach the centerline when accessing the site.

## DETAILS

1. All construction or reconstruction within the County right-of-way is to be at County standards and Federal ADA standards.
2. All curb should be designed in accordance with County Design Standards-Roads, Chapter IX E.4. The detail shall be modified to note 9" x 18" gray concrete with a 1" batter in the 8" face. The concrete vertical curb – county road detail provided on Sheet 13 should be revised to be consistent with the County standard details.
3. Provide additional detail, such as spot grades to confirm the difference of elevation between the existing centerline of the County Highway and the new gutter line is to be as near to a 2.22% grade as possible.
4. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches.
5. The following County standard details are required for improvements in the County right-of-way:  
Details:
  2. Standard 8"X9"X18" Concrete Vertical Curb
  3. Standard Depressed Concrete Curb
  4. Standard Concrete Driveway and Apron
  5. Standard Vertical Concrete Curb Taper
  6. Standard Concrete Sidewalk
  7. Standard Bituminous Driveway Apron Type 1
  8. Standard Pavement Marking Legend
  9. Hot Mix Asphalt Pavement
  10. Typical Roadway Restoration for Curb Installation
  11. Asphalt Road Restoration: Gas Utility

## ADMINISTRATIVE

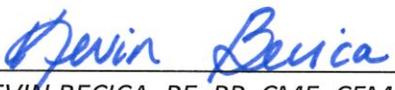
1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
2. All Camden County Planning Board Approvals are contingent upon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

Planning Board Approval and must be followed by the applicant.

4. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
5. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.
6. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
7. Underground irrigation systems shall not be located within the County right-of-way.

#### **OUTSIDE AGENCY APPROVALS**

1. Applicant is responsible for all environmental permits required.
2. Applicant is responsible for all municipal Planning/Zoning approval and permits.

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

  
\_\_\_\_\_  
DATE



Cc: Applicant: MiPro Homes, LLC, Fax: 856-983-7560, Email: [michaelj@procacci.com](mailto:michaelj@procacci.com)  
Applicant Attorney: Jeffrey Baron, Esq., Fax: 856-627-, Email: [jbaron@baronbrennan.com](mailto:jbaron@baronbrennan.com)  
Applicant Engineer: Alan J. Ippolito, P.E., Consulting Engineer Services, Fax: 856-232-2346, Email: [aippolito@ces-1.com](mailto:aippolito@ces-1.com)  
Municipal Planning Board Secretary: Lydia Pendino, Fax: 856-232-6229, Email: [communitydevelopment@glotwp.com](mailto:communitydevelopment@glotwp.com)  
Municipal Review Engineer: Steven M. Bach, PE, RA, PP, CME, Fax number: 856-546-8612, Email: [info@BachDesignGroup.com](mailto:info@BachDesignGroup.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:

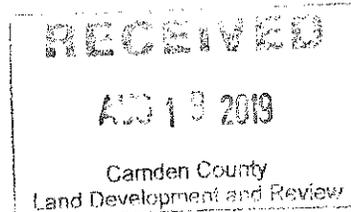
Project Name: 1495 Chews Landing Road Tract

Project Address (if applicable) & Municipality: 1495 Chews Landing-Clementon Road, Gloucester Twp.

Abuts County Road: Yes County Route No.: 683

### 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): 84

Block(s): 8401

Lot(s): 12.02

IA-APT Inclusionary Affordable  
Existing Zoning: Apartment Overlay

Variance(s) Required: No

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-15-2-19

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: MiPro Homes, LLC Phone: 856-983-7160 Fax: 856-983-7560  
 Address: 239-A Taunton Blvd. Town & State: Medford, NJ  
 Email: michaelj@procacci.com Zip.: 08055

Attorney: Jeffrey Baron, Esq.,  
Baron & Brennan Phone: 856-627-6000 Fax: \_\_\_\_\_  
 Address: 1307 White Horse Road Town & State: Voorhees, NJ  
 Email: jbaron@baronbrennan.com Zip.: 08043

Engineer: Alan J. Ippolito, PE  
Consulting Engineer Services Phone: 856-228-2200 Fax: 856-232-2346  
 Address: 645 Berlin-Cross Keys Road Town & State: Sicklerville, NJ  
 Email: aippolito@ces-1.com Zip.: 08081

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

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

**Project Description & Statistics:**

Short Description of Project: Project proposes three (3) 24-unit apartment buildings and associated parking

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

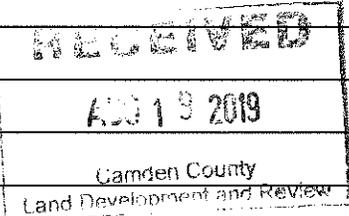
Increase in Impervious Coverage?:  YES/ NO Total Increase or Decrease: 51.7%

Total Amount of Land Disturbed: 4.64 Acres

Total Gross SF of all Buildings/ Development: 122,353

Total New Residential Units: 72 units

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



SP-15-2-19

# CAMDEN COUNTY PLANNING BOARD APPLICATION

## Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

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

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

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

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

Title of Municipal Official: Director Planning & Community Development

Authorized Municipal Signature: \_\_\_\_\_ Date: AUG 19 2019

Transmittal Date (if applicable): \_\_\_\_\_ BY: [Signature]

Phone Number: \_\_\_\_\_ BY: \_\_\_\_\_ (856) 374-3511

## Signatures Required:

Name of Applicant: MiPro Homes, LLC

Signature of Applicant: [Signature] Date: 8-12-19

Agent Completing Application: Alan J. Ippolito, PE

Signature of Agent: [Signature] Date: 8/15/19

### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-15-2-19

### Stamp Date Received Below

