

Department of Public Works
Robert Harris-Director

Louis Cappelli, Jr.
Commissioner Director

Almar Dyer
Commissioner



Making It Better, Together.

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

Board Members
Commissioner Almar Dyer – Alternate
Alexis M. Williams – Chairwoman
Matthew Marrone – Vice Chairman
Thomas Schina – Secretary
Joseph Pillo
Ryan Doran
Stephen C. Gandy
James Winckowski – County Engineer

September 26, 2023

Revised September 22, 2023

Meeting to be held virtually at 6:00pm

Link to virtual location is available at:

<https://www.camdencounty.com/service/public-works/planning/planning-board-meetings/>



856.566.2978

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. Minutes from last meeting (August 22, 2023)
5. Public Comments on non-agenda items
6. Review of Projects for Board Action:
7.
 - A. Meridia @ Gloucester City Gloucester City SP-14-3-23
2 Multi-Story Mixed-Use Buildings
*Public comment on the application
 - B. Village of Little Pond Gloucester Twp. MJ-15-2-22
81 Unit Townhome Development/20,000-SF Commercial Building
*Public comment on the application
 - C. Parkside Redevelopment Camden City SP-8-8-22
Multi-Use Apartment/Retail/Commercial Development
*Public comment on the application
8. Chairperson's Report
9. Attorney's Report
10. County Engineer's Report
11. County Planning Report - next meeting to be held September 26, 2023; virtually
12. New Business
13. Old Business
14. Adjournment

*Public comment shall be received after each application

CC: Hon. Louis Cappelli, Jr., Esq., Commissioner Director
Hon. Almar Dyer, Commissioner
Dominic J. Vesper, Jr, Deputy County Director
Robert Harris, Director of Public Works
James Winckowski, County Engineer
William England, Assistant County Engineer
Ilene Lampitt, Esq., Director of Planning & Permits

**Camden County Planning Board
County Public Works Complex, Lindenwold
6:00 PM
August 22, 2023**

The meeting was convened at 6:00 PM by Vice Chairman Mr. Matthew Marrone.
Vice Chairman Mr. Matthew Marrone announced that the meeting was being held virtually.

The meeting opened with the Flag Salute and the Pledge of Allegiance.

Secretary Mr. Thomas Schina, Mr. Stephen Gandy, Mr. Joseph Pillo, Mr. Ryan Doran, and Assistant County Engineer Mr. William England were all present.

Planning Board Solicitor: Brandon Hawkins, Esq. was present

MINUTES

A motion was made to approve the minutes of the July 25, 2023, meeting by Mr. Joseph Pillo and seconded by Mr. Stephen Gandy. Mr. Joseph Pillo, Mr. Ryan Doran, and Assistant County Engineer Mr. William England voted in favor of the motion. Secretary Mr. Thoams Schina and Mr. Stephan Gandy abstained.

Public Comment on non-agenda items: none

Review of Projects for Board Action:

A. Waterbury Woods; Winslow Township, NJ

CherylLynn Walters, Esq. and Jack J. Gravlin, Engineer were present, on behalf of the applicant.

The applicant is seeking Preliminary and Final Major Subdivision approval to consolidate and subdivide the subject parcel into ten (10) multi-family attached residential buildings containing fifty-three (53) senior housing units, an interval looped access roadway, a pickleball court, open space area, and associated site improvements.

The subject parcel has 300FT of street on Cooper Folly Rd. (CR 712) to the East and 218FT of frontage on NJSH Route 73 to the west. Lots 4.02, 4.03, & 4.04 are improved with an office building, asphalt parking, and other site improvements which can be accessed from Route 73. The existing structure are proposed to remain. The rest of the site, including lots 7.02, 10, and half of 4.02 are unimproved and wooded.

Under proposed conditions, a portion of Lot 4.02 will be merged with Lots 7.02 and 13, then subdivided for the development into Lots 13.01 and 13.62. These lots include all proposed site improvements and will only have access to Cooper Folly Road.

A portion of the east half of Lot 4.02 will merge with 4.03 and the west side of Lot 4.02 will remain as is under existing conditions. This area includes the existing office building, asphalt parking lot, and will continue to have access to Route 73.

A motion was made by Mr. Thomas Schina and Seconded by Mr. Ryan Doran. A roll call was held, and all were in favor of approving the application.

B. Ville III, LLC; Gloucester Township, NJ

Robert Mintz, Esq., Steven Bach, Eng., Nathan Mosley, Traffic Eng., and Harvey Sternberg (applicant) were present, on behalf of the applicant.

The applicant is seeking Final Major Subdivision approval for the construction of sixty-three (63) single family dwellings, ninety-five (95) townhomes, and ten (10) open space/basin lots for a total of 168 lots. Associated infrastructure includes parking, stormwater management, lighting, landscaping, and open space.

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

C. ResinTech Building Expansion; Camden, NJ

David Amerikaner, Esq., Chad Gualrapp, Eng., and Jeff Gottlieb (applicant) were present, on behalf of the applicant.

The applicant proposed to construct two warehouse building additions totaling 26,210-SF to the original ResinTech facility: one 9,369-SF addition to the rear of the building and one 16,814-SF addition to the side of the building. Associated site improvements include fencing, lighting, an expansion to the existing paved driveway, four (4) additional loading dock spaces, and an expansion of the stormwater management system.

A motion was made by Mr. Ryan Doran and Seconded by Mr. Joseph Pillo. A roll call was held all and were in favor of approving the application.

D. Aspen Dental; Winslow Township, NJ

Duncan Prime, Esq. and Brian Conlon, Eng. were present, on behalf of the applicant.

The applicant proposed to demolish an existing building and construct a 3,444-SF Dental Medical Office, as well as associated infrastructure (parking improvements, stormwater management, lighting, and landscaping improvements).

Access to the development is provided through two (2) driveways, one (1) located on Berlin-Cross Keys Road and one (1) located on the eastern portion of the property that provides access to the shopping center parking lot.

A motion was made by Mr. Thomas Schina and Seconded by Mr. Joseph Pillo. A roll call was held all and were in favor of approving the application.

E. Oak Avenue Commercial-Phase IV; Lawnside, NJ

Steven J. Tripp, Esq. and Vladislav Koldomasov, Eng. were present, on behalf of the applicant.

Since initial approval in 2019, the applicant proposes to modify the proposed retail/commercial space to provide 19,600-SF of retail space (2019 approval) and an additional 9,800-SF of cannabis manufacturing, or retail or other commercial space in an additional building. The three buildings will be supported by 116 parking spaces, 16 of which will be EVC spaces with an additional 16 shown as regular spaces, with the possibility of converting to EVC spaces in the future. The development area will continue to have access to Oak Avenue and Grant Avenue with an additional driveway being proposed along Everett Avenue.

A motion was made by Mr. Thomas Schina and Seconded by Mr. Ryan Doran. A roll call was held all and were in favor of approving the application.

F. 118 Ellis Street; Haddonfield, NJ

Laura Johnson, Esq., Clifton Quay, Eng., and Adam Catherine, Traffic Eng. were present, on behalf of the applicant.

The applicant proposes to demolish the existing vacant building and single-family dwelling to construct a 2,150-SF office/commercial space on the first floor with eighteen (18) apartment units on the second and third floors. In addition, the applicant is proposing parking, sidewalks, stormwater management, sanitary sewer, lighting, and landscaping.

The parcel is located on Ellis Street (CR 561) at Fowler Avenue. One full-service driveway is existing and is shared with the neighboring parcel to the west.

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

G. Bluelight CRE Gloucester City LLC; Gloucester City, NJ

Laura Johnson, Esq., Jay Sims, Eng., and Mike Brown, Traffic Eng. were present, on behalf of the applicant.

The applicant proposes to demolish the existing 5,115-SF vacant building located on the west side of Broadway (CR 551) between Warren Street and Linden Street. It has one (1) driveway on Linden Street and one (1) driveway on Warren Street.

The first floor (4,115-SF) of the vacant building will serve as a cannabis dispensary, and the second floor (1,000-SF) will serve as associated office space. The applicant proposes site improvements including reconfiguring the parking lot, adding sidewalks, replacing sidewalks and driveway aprons. The existing driveways will remain in their current locations.

A motion was made by Mr. Ryan Doran and Seconded by Mr. Thomas Schina. A roll call was held all and were in favor of approving the application.

CHAIRPERSON'S REPORT - No Report

ATTORNEY'S REPORT - No Report

COUNTY ENGINEER'S REPORT- No Report

COUNTY PLANNING REPORT

The next planning board meeting is scheduled for September 26, 2023, and it is expected to be virtual.

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

A motion was made to adjourn the meeting at 6:55 PM by Mr. Thomas Schina and seconded by Mr. Joseph Pillo; all present were in favor.


Respectfully Submitted, Jerry Wawrzyniak


























CAMDEN COUNTY PLANNING BOARD Land Development Review				Review List for Meeting September 26, 2023
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Meridia @ Gloucester City	SP-14-3-23	Gloucester City	2 Multi-Story High-Rise Mix-Use Buildings
SP-2	Village of Little Pond	MJ-15-2-22	Gloucester Township	81 Unit Townhome Development/20,000-SF Commercial Building
SP-3	Parkside Redevelopment	SP-8-8-22	Camden City	Multi-Use Apartment Retail/Commercial Development

STAFF REPORT MEETING OF:	RE:	Meridia at Gloucester City
	Plan:	SP-14-3-23
	Municipality:	Gloucester City
	Applicant:	Meridia Gloucester City 101
	Abuts County Route:	King Street (CR 631)

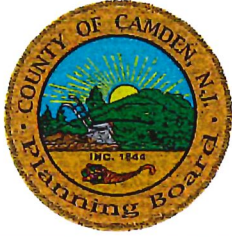
The applicant proposes to redevelop the existing Block 48; Lots 2, 2.01, 2.02 for the purpose of constructing a new seven-story mixed use building along the existing pier of the Coast Guard Base site together with an eight-story residential building along South King Street. The project will provide 364 multi-family units. The existing three (3) story building on lot 2.01 shall remain and the existing parking lot is proposed to be reconstructed to support continued use. Associated site improvements include lighting, landscaping, signage, new sidewalks, utilities, and a stormwater management system.

Block 48
Lots 2, 2.01, 2.02

Project Name MERIDA @ GLOUCESTER CITY		
Block 48	Lot 2, 2.01, 2.02	Town Gloucester City
0 50 100 200 Feet		N 
camden county Making It Better Together.		

SYMBOL	DESCRIPTION
	SOLID LINE
	DASHED LINE
	LONG DASHED LINE
	SHORT DASHED LINE
	DOTTED LINE
	THICK SOLID LINE
	THICK DASHED LINE
	THICK LONG DASHED LINE
	THICK SHORT DASHED LINE
	THICK DOTTED LINE
	THICK SOLID LINE WITH CIRCLE
	THICK DASHED LINE WITH CIRCLE
	THICK LONG DASHED LINE WITH CIRCLE
	THICK SHORT DASHED LINE WITH CIRCLE
	THICK DOTTED LINE WITH CIRCLE
	THICK SOLID LINE WITH SQUARE
	THICK DASHED LINE WITH SQUARE
	THICK LONG DASHED LINE WITH SQUARE
	THICK SHORT DASHED LINE WITH SQUARE
	THICK DOTTED LINE WITH SQUARE
	THICK SOLID LINE WITH TRIANGLE
	THICK DASHED LINE WITH TRIANGLE
	THICK LONG DASHED LINE WITH TRIANGLE
	THICK SHORT DASHED LINE WITH TRIANGLE
	THICK DOTTED LINE WITH TRIANGLE

02	06/11/2013	HD	FOR SCD SUBMISSION
01	04/18/2013	HD	FOR MUNICIPAL SUBMISSION
ISSUE	DATE	BY	DESCRIPTION



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

**COUNTY PLAN:
SP-14-3-23**

Meridia Gloucester City 101

PROJECT NAME

Gloucester City

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

X SITE PLAN

PLATE:

9/19/2023

 PRELIMINARY PLAN

BLOCK: 48

Pending Board Approval

 OTHER

LOT (s): 2, 2.01, 2.02

NAME: Meridia Gloucester City 101, Urban Renewal, LLC

ADDRESS: 201 South Wood Avenue

CITY: Linden **STATE:** NJ **ZIP:** 08054

SITE ABUTS COUNTY HIGHWAY: King Street (CR 631)

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

GENERAL

The applicant proposes to redevelop the existing Block 48; Lots 2, 2.01, 2.02 (101 King St) for the purpose of constructing a new seven-story mixed use building along the existing pier of the Coast Guard Base site together with an eight-story residential building along South King Street. The project will provide 364 multi-family units (247 units on the pier and 117 on King St.). The existing three (3) story building on lot 2.01 shall remain along with its existing parking lot, which is proposed to be reconstructed to support its continued use. Overall site improvements for the proposed project include lighting, landscaping, signage, new sidewalks, utilities, and a stormwater management system.

The following documents have been reviewed:

1. Site plan prepared by Stonefield Engineering; dated 4/28/2023 and revised 5/11/2023.
2. Stormwater Management Report prepared by Stonefield Engineering; dated 4/28/2023.
3. Traffic Impact Analysis prepared by Stonefield Engineering, dated 4/28/2023.
4. Land Title Survey prepared by Stonefield Engineering, dated 4/6/2023 (Revision 5).

RIGHT OF WAY

1. The Camden County Master Plan indicates that King Street (CR 631) has an existing and proposed right-of-way of 60 feet. Accordingly, the applicant does not propose a change to the existing right-of-way.

TRAFFIC

2. Our office concurs that the traffic resulting from the proposed development will not have a significant impact on the adjacent County roadway.

SITE PLAN

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. Provide turning templates for ingress and egress turning movements onto King St.
5. Show site triangles. Will there be a loss of parking spaces on King St.?
6. No architectural plans for the buildings were provided. Will headlights from the building on King St. shine into homes on the opposite side of the street? If so, can this be mitigated and how?
7. Prepare and submit a final utility connection plan and concrete roadway restoration plan. Restoration to include restoration of full-size slabs.
8. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

3.3.1 Access Location, Access Spacing, Access Restrictions, and Intersection Design

3.3.1.10 Access Geometry and Driveway Intersection Design

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

Depressed concrete curb shall be provided along a county road at a proposed driveway. {...} The depressed curb shall extend to the points on either side of the driveway where the corner radius curb meets the curb along the county road. Depressed curb is to consist of class "B" 6% + 1.5 air entrained gray concrete (Portland cement) and measure 8" at the

top, 9" at the base, 18" in height and have a 1 ½" reveal.

Driveways at a county road shall be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25' from the edge of pavement of the county road including a 4' width of sidewalk. **The plans shall be revised to meet these requirements.**

3.3.1.16 Pavement Markings (***Plan Does Not Conform***)

Pavement marking materials installed on a county road {...} such as {...} crosswalks and stop bars shall be in extruded thermoplastic or as directed by the County Engineer. **The required pavement marking material for the crosswalk within the County ROW shall be added to the plans.**

STORMWATER MANAGEMENT NJAC 7:8

9. Per the drainage area maps provided in the Stormwater Management Report Appendices, the applicant is ultimately increasing impervious surface by more than one-quarter acre (10,890 SF). However, the report text states that the site does not increase impervious surface beyond this limit, making it exempt from water quality requirements under NJAC 7:8-5.5. **This inconsistency must be clarified. The plans and/or report shall be revised accordingly.**
10. 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).
11. The design has met the water quantity requirement for peak rate of reduction.
12. 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 to ensure that the stormwater system can be maintained in perpetuity.
13. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department to obtain final County approval.

DETAILS

14. All construction or reconstruction within the County right-of-way is to be to County standards, and Federal ADA standards.
15. All curb radii for all roadways and driveways should be checked to ensure that emergency vehicles, delivery and moving vehicles can enter/exit the driveway to both the right and left without turning into oncoming traffic.
16. Depressed curbing shall be installed at all driveways on County roads.

17. The following County standard details are required for improvements in the County right-of-way:

Details:

3. Standard Depressed Concrete Curb

ADMINISTRATIVE

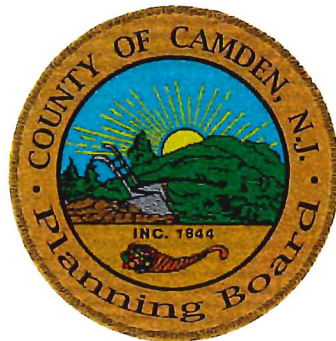
18. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk (no flash drive).
19. Camden County Planning Board Process- Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board **does not** provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.
20. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.
21. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
22. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection, and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. A copy of the final certification shall be furnished to the County Planning Board.
23. 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.
24. Underground irrigation systems shall not be located within the County right-of-way.
25. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

26. The applicant is responsible for obtaining all environmental, local, County, State, and Federal permits, and approvals necessary for the proposed work (example: NJDOT, NJDEP, etc.)


William England, PE
Assistant County Engineer


DATE



Cc: Applicant: Meridia Gloucester City 101 dennis@capodagli.com
Applicant Attorney: Tyler T. Prime, Esq. Tyler@primelaw.com
Applicant Engineer: Stonefield Engineering & Design, Jlstranyi@stonefieldeng.com
Municipal Planning Board Secretary: Adriane Moore adrianemoore@cityofgloucester.com
Municipal Review Engineer: William Gallagher williamgallagher@cityofgloucester.com

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

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

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Meridia at Gloucester City

Project Address (if applicable) & Municipality: 101 South King Street, City of Gloucester City

Abuts County Road: King Street County Route No.: 631

Type of Submission (please check one):

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

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

- ☐ Resubmission of Major Subdivision

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

Tax Map Data:

Plate(s): _____

Existing Zoning: Freedom Pier Redevelopment Plan

Block(s): 48

Variance(s) Required: N/A

Lot(s): 2, 2.01, & 2.02

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

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Meridia Gloucester City 101, Urban Renewal, LLC Phone: (973) 694-3000 Fax: _____
Address: 201 South Wood Avenue Town & State: Linden, New Jersey
Email: dennis@capodagli.com Zip.: 07036

Attorney: Tyler T. Prime, Esq. Phone: (856) 273-8300 Fax: (856) 273-8383
Address: 14000 Horizon Way, Suite 325 Town & State: Mount Laurel, New Jersey
Email: Tyler@primelaw.com Zip.: 08054

Engineer: Stonefield Engineering & Design Phone: (201) 340-4468 Fax: 201-340-4472
Address: 92 Park Avenue Town & State: Rutherford, New Jersey
Email: Jlstranyi@stonefieldeng.com Zip.: 07070

Proposed Use (please check all that apply):

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

Project Description & Statistics:

Short Description of Project: The proposed development consists of the construction of two multi story high-rise mixed-use buildings including residential units, multi-level parking garages, a restaurant and café, fitness center and related appurtenances. The existing office building located on the tract will be retained and improvements to parking and circulation will be included.

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: 54,802

Total Amount of Land Disturbed: 213,902 SF

Total Gross SF of all Buildings/ Development: 102,212 SF

Total New Residential Units: 364

Total New Jobs Created: TBD

CAMDEN COUNTY PLANNING BOARD APPLICATION

Page - 3

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES ☒ NO

Will new lots be created? ☒ YES / NO How Many New Lots? 3

Size of Existing Lot(s): Lot 2.01 - 289,607 SF

Portion to be Subdivided: Proposed Lot A - 97,534, Proposed Lot B - 94,546, Proposed Lot C - 97,140

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

Title of Municipal Official: Planning & Zoning Board Secretary

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: (856) 456-3970

Signatures Required:

Name of Applicant: Meridia Gloucester City 101, Urban Renewal, LLC

Signature of Applicant:  Date: 06/16/2023

Agent Completing Application: Jonathan Istranyi

Signature of Agent: _____ Date: 06/16/2023

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

Page - 4



Date _____

STAFF REPORT MEETING OF:	RE:	Village of Little Pond
	Plan:	MJ-15-2-22
	Municipality:	Gloucester Township
	Applicant:	CBD Real Estate Investment, LLC
	Abuts County Route:	Chews Landing-Clementon Rd. (CR 683

The applicant proposes to a construct eighty-one (81) townhouse units and a 20,000-sf commercial building with associated site improvements including landscaping, lighting, parking, recreational areas, and stormwater management at a 13.27-acre parcel known as Block 20601; Lots 4, 4.02, 5, and 6 located on the south side of Chews Landing-Clementon Road at Royalty Lane. The existing parcel is currently a recreational facility known as Little Pond Golf Center.

Block 20601
Lots 4, 4.02, 5, 6

Chews Landing Clem Rd

Kelly Driver Rd

Project Name
VILLAGE OF LITTLE POND

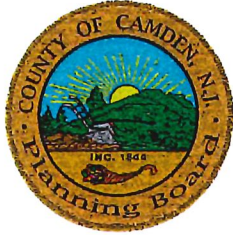
Block
20601

Lot
4, 4.02, 5, 6

Town
Gloucester Township

0 50 100 200 Feet

camden county
Making It Better, Together.



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

**COUNTY PLAN:
MJ-15-2-22**

Village at Little Pond

PROJECT NAME

Gloucester Township

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

 SITE PLAN

PLATE: 206

9/19/2023

 PRELIMINARY PLAN

BLOCK: 20601

Pending Board Approval

 X OTHER

LOT (s): 4, 4.02, 5, & 6

NAME: **CBD Real Estate Investment, LLC**

ADDRESS: **1420 Celebration Blvd, Ste. 200**

CITY: **Celebration** **STATE:** **FL** **ZIP:** **34747**

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

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

GENERAL

The applicant proposes to construct eighty-one (81) townhouse units and a 20,000-sf commercial building with associated site improvements including landscaping, lighting, parking, recreational areas, and stormwater management at a 13.27-acre parcel known as Block 20601; Lots 4, 4.02, 5, and 6 located on the south side of Chews Landing-Clementon Road at Royalty Lane. The existing parcel is currently a recreational facility known as Little Pond Golf Center.

The following documents have been reviewed:

1. Site plan prepared by The Pettit Group, LLC; dated 8/10/2022.
2. Stormwater Management Report prepared by The Pettit Group, LLC; dated 7/2023.
3. Traffic Impact Analysis prepared by Shropshire Associates, dated 8/17/2022.
4. Land Title Survey prepared by Vargo Associates, dated 1/31/2022 and revised 8/10/22.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Chews Landing-Clementon Road (CR 683) has an existing and proposed right-of-way of 66 feet. Along the applicant's frontage the right-of-way varies from 66 feet to 82 feet. In the area along the applicant's frontage where the right-of-way is 66 feet, the applicant proposes to provide additional right-of-way through a roadway easement to widen an additional 16 feet, for a total width of 49 feet from the centerline along the applicant's frontage.

The following is noted:

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

TRAFFIC

2. Our office concurs that the traffic resulting from the proposed development will not have a significant impact on the adjacent County roadway.

SITE PLAN

3. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way.
4. The applicant proposes changes to the curb and edge of pavement lines along the county road at the southeast end of the project, adjacent to the East Site Driveway. A straight curb taper is proposed at this location, which is a change the existing horizontal alignment. The resulting change in grade adjacent to the existing sidewalk, as well as the locations of the existing hydrant and gas main marker post, are not accounted for. The plans shall be revised to address these conflicts. Document that positive drainage exists along Chews Landing Road frontage. Check the grades at the easterly drive access point.
5. 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.

6. Site Plans Must Conform with the Following Standards:

- 3.3 Site Plan
- 3.3.1 Access Location, Access Spacing, Access Restrictions, and Intersection Design
- 3.3.1.1 Marginal Access Roads, Service Road, and Common Driveways
(Plan Does Not Conform) Marginal access roads {...} and common driveways to limit the number of access points and driveway conflicts along a county road shall be encouraged or required as determined to be necessary by the County Engineer. The plans shall be revised per section 3.3.1.9 or the East Site Driveway shall be eliminated to meet these requirements.
- 3.3.1.9 Spacing of New Driveways *(Plan Does Not Conform) Where more than one (1) two-way driveway is permitted on a county road from a site a minimum distance of at least 400' shall be provided between the closest edges of the driveways. The plans shall be revised to meet these requirements.*
- 3.3.1.10 Access Geometry and Driveway Intersection Design
- 3.3.1.10.E Driveway and Apron Material *(Plan Does Not Conform)*
Depressed concrete curb shall be provided along a county road at a proposed driveway. {...} The depressed curb shall extend to the points on either side of the driveway where the corner radius curb meets the curb along the county road. Depressed curb is to consist of class "B" 6% + 1.5 air entrained gray concrete (Portland cement) and measure 8" at the top, 9" at the base, 18" in height and have a 1 ½" reveal.
Driveways at a county road shall be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25' from the edge of pavement of the county road including a 4' width of sidewalk. The plans shall be revised to meet these requirements.
- 3.3.1.16 Pavement Markings *(Plan Does Not Conform)*
Pavement marking materials installed on a county road {...} such as {...} crosswalks and stop bars shall be in extruded thermoplastic or as directed by the County Engineer. The required pavement marking material for the crosswalks and stop bars within the County ROW shall be added to the plans.

STORMWATER MANAGEMENT NJAC 7:8

- 7. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increasing impervious surface by one-quarter acre (10,890 SF) or more. Stormwater management basins have been provided that do meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge.
- 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 to ensure that the stormwater system can be maintained in perpetuity.
- 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 to obtain final County approval.

DETAILS

10. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
11. All curb radii for all roadways and driveways should be checked to ensure that an emergency vehicle or delivery vehicle can exit the driveway to both the right and left without turning into oncoming traffic.
12. Depressed curbing shall be installed at all driveways on County roads.
13. The following County standard details are required for improvements in the County right-of-way:
Details:
 4. Standard Vertical Concrete Curb Taper
 5. Standard Concrete Sidewalk
 7. Standard Bituminous Driveway Apron Type 1
 8. Standard HMA Driveway Section: Adjacent to Reinforced Concrete Sidewalk and Apron

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 (no flash drive).
15. Camden County Planning Board Process- Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board **does not** provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.
16. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.
17. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
18. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection, and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. A copy of the final certification shall be furnished to the County Planning Board.
19. The Cost of any inspection work of improvements to County facilities shall be the responsibility of

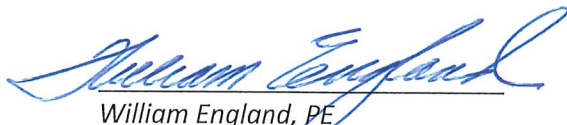
the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.

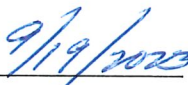
20. Underground irrigation systems shall not be located within the County right-of-way.

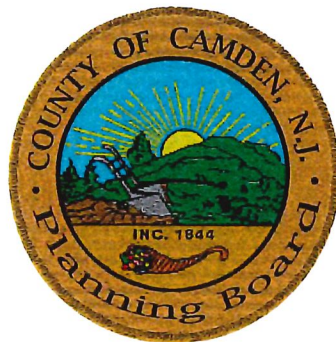
21. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

22. The applicant is responsible for obtaining all environmental, local, County, State, and Federal permits, and approvals necessary for the proposed work (example: NJDOT, NJDEP, etc.)


William England, PE
Assistant County Engineer


DATE



Cc: Applicant: CDB Real Estate Investment, LLC dw@gocbd.com
Applicant Attorney: Damian DelDuca, Esq. dod@delducalewis.com
Applicant Engineer: Pettit Group, LLC, tcombs@pettitgroup.com
Municipal Planning Board Secretary: Jenna Albano lpendino@glotwp.com
Municipal Review Engineer: Steven Bach sbach@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

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: Little Pond Village

Project Address (if applicable) & Municipality: Gloucester Township

Abuts County Road: Chews Landing - Clementon Road 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): 206

Existing Zoning: LP-Little Pond Overlay District

Block(s): 20601

Variance(s) Required: n / a

Lot(s): 4, 4.02, 5 and 6

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

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: CBD Real Estate Investment, LLC Phone: (407) 566-2671 Fax: (866) 370-9513
Address: 1420 Celebration Blvd STE 200 Town & State: Celebration, Florida
Email: dw@gocbd.com Zip.: 34747

Attorney: Damien DelDuca Phone: _____ Fax: _____
Address: _____ Town & State: _____
Email: _____ Zip.: _____

Engineer: Pettit Group, LLC Phone: 856-464-9600 Fax: _____
Address: 497 Center Street Town & State: Sewell, New Jersey
Email: tcombs@pettitgroup.com Zip.: 08080

Proposed Use (please check all that apply):

Residential

- ☐ Single Family Detached
- ☐ Town Homes
- ☐ Duplex
- ☐ Apartments
- ☐ Condominiums
- ☐ Medical Care Residential

Commercial

- ☒ Retail
- ☒ Office
- ☐ Restaurant/ Food Establishment
- ☐ Hospitality/ Hotel Space
- ☐ Medical Use
- ☐ Sports or Entertainment

Industrial

- ☐ Maintenance/ Repair Shop
- ☐ Flex Space
- ☐ Storage/ Warehouse
- ☐ Distribution Center
- ☐ Manufacturing
- ☐ Other: _____

Project Description & Statistics:

Short Description of Project: The project proposed the construction of eighty one (81) town homes, a 20,000 sq. ft commercial building and all other necessary improvements.

Increase in Impervious Coverage?: ☒ YES ☐ NO Total Increase or Decrease: +3.45 acres

Total Amount of Land Disturbed: 12.27

Total Gross SF of all Buildings/ Development: 20,000 sf commercial, 65,600 sf residential

Total New Residential Units: 81

Total New Jobs Created: TBD

CAMDEN COUNTY PLANNING BOARD APPLICATION

Page - 3

Subdivision Description (if applicable):

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

Will new lots be created? ☒ YES / NO How Many New Lots? 83

Size of Existing Lot(s): 13.27 acres

Portion to be Subdivided: Entire

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: CBD Real Estate Investment, LLC

Signature of Applicant: _____ Date: _____

Agent Completing Application: Terrence Combs, PP, LLA

Signature of Agent: _____ Date: _____

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

CAMDEN COUNTY PLANNING BOARD APPLICATION

AFFIDAVIT OF OWNERSHIP

Page - 4



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: CBD Real Estate Investment, LLC

Is the Company a Corporation? ☒ YES / NO

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

Is the Company a Partnership? YES / NO

Is Company an Individual Owner? YES / NO

Please list any/all individuals who are owners (full/ part) / (individual/multiple) of the Company/Organization.
If applicant is a Non-Profit Organization, please list all Board Members.

Name	Address	Title
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

X _____
Signature of Owner & Title

Date

X _____
Signature of Owner & Title

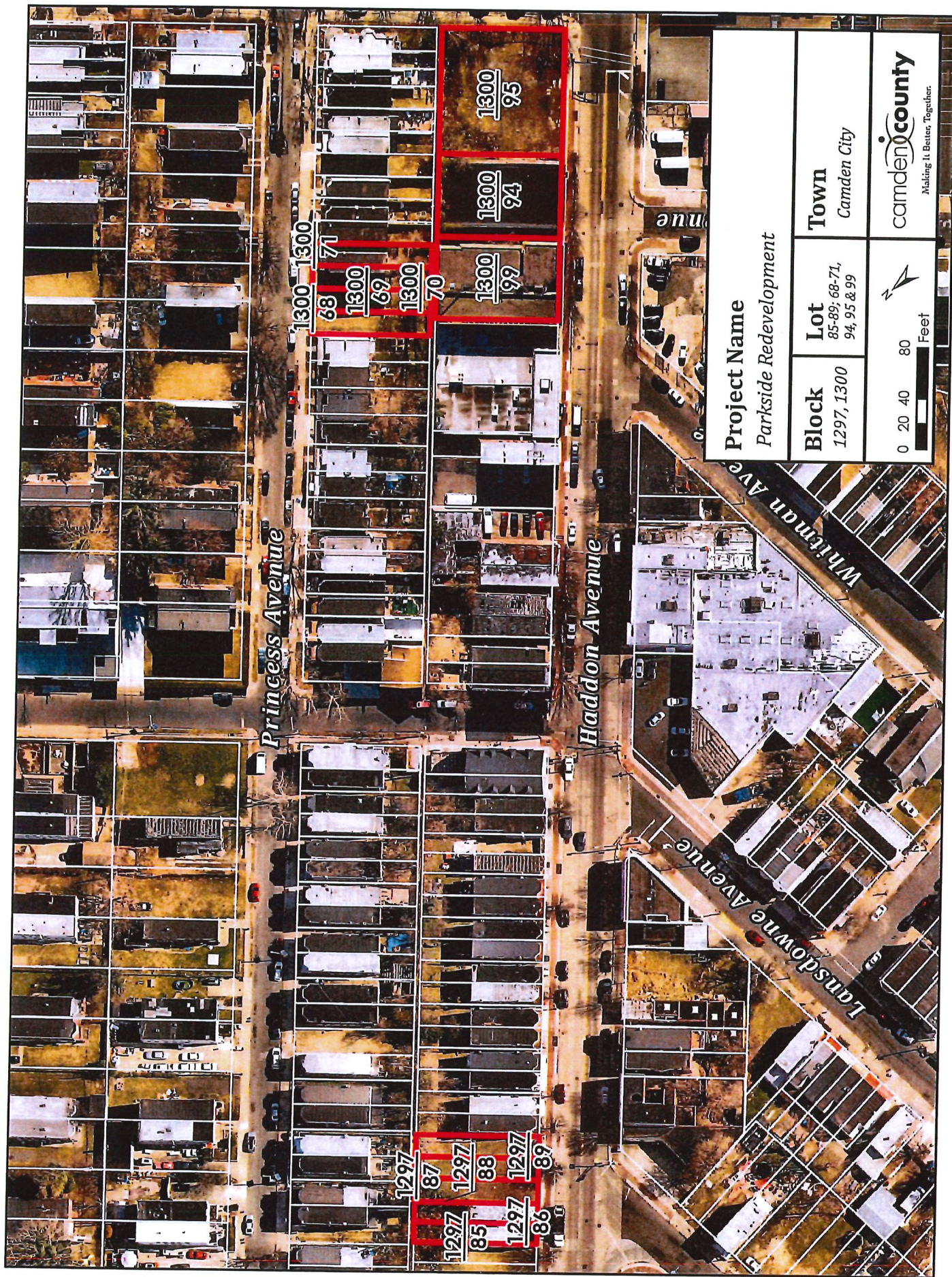
Date



STAFF REPORT MEETING OF:	RE:	Parkside Redevelopment
	Plan:	SP-8-8-22
	Municipality:	Camden City
	Applicant:	Parkside Redevelopment, LLC
	Abuts County Route:	Haddon Avenue (CR 561)

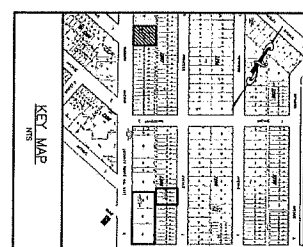
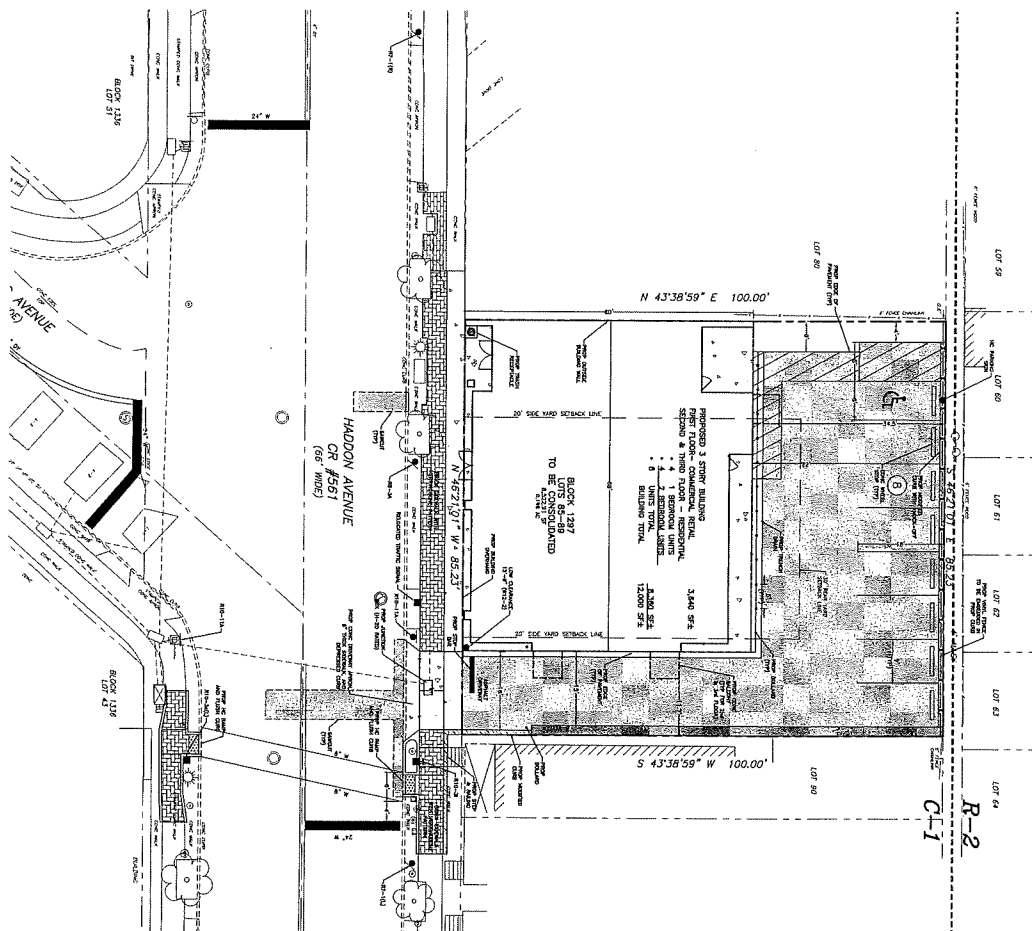
The applicant is seeking approval for the redevelopment of two locations known as Site A and Site B along Haddon Ave. CR 561 in the Parkside neighborhood in the City of Camden.

Site A consists of 2,650 SF of retail space, (4) four – one-bedroom units, and (4) four – two-bedroom units and has access via a driveway along Haddon Avenue (CR 561). Site B consists of a 1,415 SF fitness center, 1,060 SF retail space, 3,150 SF restaurant, 615 SF Café, 11,875 SF office space, (6) six – two-bedroom units, and (18) eighteen – three-bedroom units and has access via driveways along Euclid Avenue and Princess Avenue.

The applicant proposes to develop a driveway for site A in the signalized intersection of Haddon Ave. CR. 561 and Atlantic Ave. The applicant proposed to complete the integration of the driveway into this intersection and construct the signal upgrades including new ped heads, cross walks striping, and relocated/additional signal heads.



Project Name		Town	
Parkside Redevelopment		Camden City	
Block	Lot		
1297, 1300	85-89; 68-71, 94, 95 & 99		
0 20 40 80 Feet			



INDEX

[illegible]


5-2

[illegible]

FINAL SITE PLANS

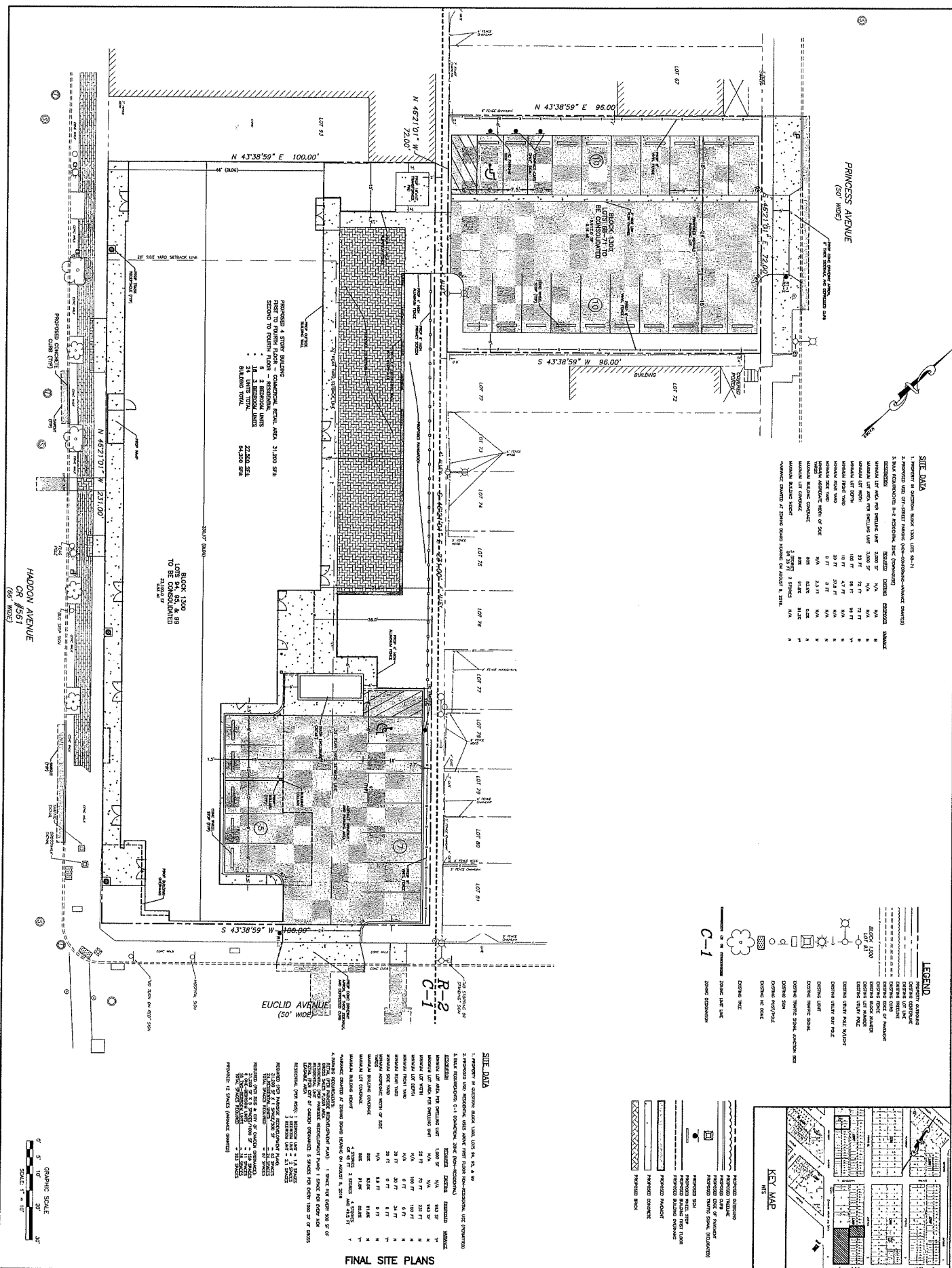
SITE PLAN - SHEET A

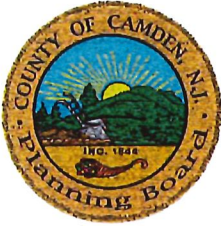
PARKSIDE REDEVELOPMENT
BLOCK 1297, LOTS 85-89, AND BLOCK 1300, LOTS 68-71, 94, 95 & 99
CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY

 5-14-2021
JAROD THOMAS DATE
PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 24GE05402900

PREPARED BY
CONSULTING ENGINEER SERVICES
PROFESSIONAL ENGINEERS, PLANNERS, AND SURVEYORS
645 BERLIN-CROSS KEYS ROAD, SUITE 1, SICKLERVILLE, NEW JERSEY 08061
PHONE (609) 238-2200 • FAX (609) 232-2344 • EMAIL jes@jesnj.com
NJ CERTIFICATE OF AUTHORIZATION NO. 246247997000

SHT. No. 8 OF 12 DATE: 07/18/16 SCALE: 1"=10' CDS No. 389 FILE No. 3699_0201 DRAWN BY: NJO





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

**COUNTY PLAN:
SP-8-8-22**

<u>Parkside Redevelopment</u> PROJECT NAME		<u>City of Camden</u> MUNICIPALITY
<u>TYPE OF PLAN</u>	<u>TAX MAP DATA</u>	<u>REVIEW DATE & STATUS</u>
<u> x </u> SITE PLAN	PLATE: <u> </u>	<u>Initial: 6/16/2022</u>
<u> </u> PRELIMINARY PLAN	BLOCK: <u>1297;1300</u>	<u>Updated: 9/12/2023</u>
<u> </u> OTHER	LOT (s): <u>85-89;68-71,94,95, & 99</u>	<u>Pending Board Action</u>
NAME: <u>Parkside Redevelopment, LLC</u>		
ADDRESS: <u>1487 Kenwood Ave.</u>		
CITY: <u>Camden</u> STATE: <u>NJ</u> ZIP: <u>08103</u>		
SITE ABUTS COUNTY HIGHWAY: <u>Haddon Ave. CR 561</u>		

COUNTY ENGINEER'S REVIEW COMMENTS

GENERAL

The applicant is seeking approval for the redevelopment of two locations known as Site A and Site B along Haddon Ave. CR 561 in the Parkside neighborhood in the City of Camden.

Site A consists of 2,650 SF of retail space, (4) four – one-bedroom units, and (4) four – two-bedroom units and has access via a driveway along Haddon Avenue (CR 561). Site B consists of a 1,415 SF fitness center, 1,060 SF retail space, 3,150 SF restaurant, 615 SF Café, 11,875 SF office space, (6) six – two-bedroom units, and (18) eighteen – three-bedroom units and has access via driveways along Euclid Avenue and Princess Avenue.

The applicant proposes to develop a driveway for site A in the signalized intersection of Haddon Ave. CR. 561 and Atlantic Ave. The applicant proposed to complete the integration

of the driveway into this intersection and construct the signal upgrades including new ped heads, cross walks striping, and relocated/additional signal heads.

*** Please note that utility connections and the addition of the driveway will require a Camden County Highway Permit for roadway opening and construction. CR 561 Haddon Ave. will be reconstructed in 2025. If the proposed development is not constructed at this time and the road is reconstructed, roadway permit moratorium procedures will apply to the project from the date of the end of construction to/for 7 years after such date. In either case, final restoration limits will be determined by County Engineering staff during a filed visit at the time that the Road Opening Permit is submitted.

The following documents have been reviewed:

1. Site plan prepared by CES; dated May 14th, 2021; ***Revised 8/29/2023***
2. Traffic Signal Electrical Plans prepared by CED; dated May 17, 2021; ***Revised 8/29/2023***
3. Stormwater Management Report prepared by CES dated April 2021; ***Revised 8/29/2023***
4. Traffic Impact Analysis prepared by CES dated May 2021. ***Revised 8/2023***
5. Land Title Survey prepared by CES dated May 2021
6. ***CES letter dated 8/29/2023 submitted in response to the County 6/16/22 initial review letter.***

RIGHT OF WAY - N/A

TRAFFIC

1. The proposed development consists of (2) two sites with Site A located on the north side of the intersection of Haddon Avenue (CR 561) and Atlantic Avenue and Site B located on the northwest corner of Haddon Avenue (CR 561) and Euclid Avenue.
2. The applicant states that the proposed development is expected to generate a total of 66 trips during the AM peak hour and 56 trips during the PM peak hour based on ITE Trip Generation Data for ITE Land Uses #221 (Multifamily Housing), #492 (Health/Fitness Club), #710 (General Office), #814 (Variety Store), #932 (Restaurant – High Turnover), and #936 (Coffee/Donut Shop without Drive-Thru). The applicant's traffic engineer should provide testimony as to the trip generation information provided and 50% reduction taken from the standard ITE trip generation for the site based upon internal trips between land uses and multimodal forms of transportation (walking, biking, and public transit) in support of the calculated numbers.

3. The applicant should update Tables 1 & 2 “Peak Hour Site Traffic Volumes – Site A & Site B” within the report to match the trip generation volume totals contained in Appendix D. ***THIS COMMENT HAS BEEN ADDRESSED.***
4. It should be noted that the 2023 No-Build Conditions include trip generation for the expansion of Our Lady of Lourdes Medical Center campus to include an additional parking lot on-site. Clarification should be given pertaining to the Lady of Lourdes volumes contained in the tables in Appendix A as the site was expected to generate a total of 100 and 83 vehicle trips in the AM and PM peak hours, respectively. ***THIS COMMENT HAS BEEN ADDRESSED; HOWEVER, THE APPLICANT SHALL BRIEFLY PRESENT THE TRAFFIC STUDY TO THE BOARD AND RESULTANT CONCLUSIONS.***
5. The applicant should perform a post-development study at the nearby intersections to confirm the results of the Traffic Impact Study and evaluate the effects of the proposed development. The existing traffic signals in the study area shall be monitored; as well as the stop-controlled intersections to determine if additional mitigation measures are necessary. The timing of the post-development study should be coordinated with County and City staff. ***THE COUNTY’S UPCOMING HADDON AVE. IMPROVEMENT PROJECT FROM EUCLID TO NEWTON AVE. IS UNDER DESIGN. AS A RESULT, THIS STUDY IS NO LONGER NEEDED.***
6. The applicant’s traffic engineer concludes that under 2023 Build Conditions, all movements at the existing intersections and the proposed site accesses are expected to operate with acceptable levels of service during the worst-case AM and PM peak hours and that the proposed development will not create significant adverse impacts on the studied intersections.
7. The applicant should coordinate with the County for installation of any line striping and pavement markings along Haddon Avenue (CR 561).
8. The applicant’s traffic engineer should provide testimony that the on-site roadway network is expected to accommodate the anticipated traffic volumes safely and efficiently.
9. The applicant’s engineer should confirm that adequate sight distance in accordance with AASHTO policies exists at all existing and proposed intersections. ***THIS COMMENT HAS BEEN SATISFIED.***

SITE PLAN

1. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way. ***THIS COMMENT HAS BEEN SATISFIED.***
2. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative." ***THIS COMMENT HAS BEEN SATISFIED.***
3. Sight triangle dimensions are required on site plans at all existing and proposed road or street intersections with a county road and at driveways. Sight triangles should be drawn in accordance with AASHTO standards. If determined necessary, by the County Engineer, the applicant shall be required to submit a deed of sight triangle easement to the County of Camden. ***THIS COMMENT HAS BEEN SATISFIED.***
4. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

- 3.3.1.10.C Width of Driveways that Intersect a County Road
(Plan Does Not Conform) – proposed driveway does not conform to the minimum width of 24 ft. The applicant should be prepared to discuss the proposed 21 ft wide driveway.
THIS COMMENT HAS BEEN SATISFIED. WAIVER RECOMMENDED.
- 3.3.1.10. D Corner Radii / Curb Return Radii / Driveway Aprons
(Plan Does Not Conform) – waiver recommended as corner radii is less than the minimum typically allowed – applicant will indicate the turning radius on the site plan. ***THIS COMMENT HAS BEEN SATISFIED.***

The applicant is required to meet the detail outlined in the following sections of the Camden County Development Regulations:

- 3.3.1.10. F Americans with Disabilities Act (ADA) Requirements
3.3.1.17 Maintenance of Traffic Control Devices
3.3.1.18 Traffic Signals
3.3.1.19 Traffic Signal Restrictions

THE COUNTY IS SATISFIED WITH THE APPLICANT'S RESPONSE TO THE ABOVE ITEMS PER THEIR 8/29/2023 RESPONSE LETTER.

STORMWATER MANAGEMENT NJAC 7:8

5. The proposed improvements do not ultimately disturb one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. The proposed improvements do not meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are not required.
6. 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).
7. The plan should include details for Type N Eco Grates for the storm inlets in the County Road. ***THIS COMMENT HAS BEEN SATISFIED.***
8. The applicant has prepared a stormwater maintenance plan for the stormwater management system per the NJ Stormwater Best Management Practices Manual. The name, title, address, and phone number of the responsible party for the maintenance must be provided. The responsible party would not be Camden County or the City of Camden. ***THIS COMMENT HAS BEEN SATISFIED.***
9. 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.
10. 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. ***A REVISED COPY OF THE MAINTENANCE PLAN HAS BEEN PROVIDED. THIS COMMENT HAS BEEN SATISFIED.***
11. For flows going to County pipe:
 - a. The storm pipe calculations should analyze all flows going to the County pipe system. A drainage shed map showing elevation lines and street names should be provided.
 - b. The storm pipe calculations should determine if the pipe will have adequate capacity after the improvements are made, if the pipe will flow under head pressure, or if the pipe system will flood the inlet grates in the County Road.***THESE COMMENTS HAVE BEEN SATISFIED.***
12. If County Road currently experiences flooding conditions during storm events, the applicant will be required to analysis the capacity of the existing storm drain system along

the property frontage. The applicant must demonstrate 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.

THIS COMMENT HAS BEEN SATISFIED.

DETAILS

13. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards. ***THIS COMMENT HAS BEEN SATISFIED.***

14. 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. ***THIS COMMENT HAS BEEN SATISFIED.***

15. Depressed curbing shall be installed at all driveways on County roads.
THIS COMMENT HAS BEEN SATISFIED.

16. The following County standard details are required for improvements in the County right-of-way:
All necessary details have been provided.

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 (no flash drive).

2. Camden County Planning Board Process- Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board **does not** provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.


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. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.

4. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.

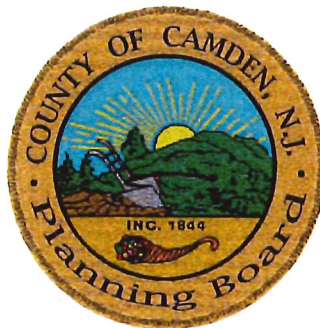
5. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection, and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. A copy of the final certification shall be furnished to the County Planning Board.
6. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
7. Underground irrigation systems shall not be located within the County right-of-way.
8. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

1. The applicant is responsible for all environmental permits required.


William England, PE
Assistant County Engineer


DATE



Cc: Applicant: Christopher Gigliotti CGigliotti@cornerstonecommunities.org
Applicant Attorney: Michael F. Floyd, Esq. mfloyd@archerlaw.com
Applicant Engineer: Thomas, Jarod jthomas@ces-1.com
Municipal Planning Board Secretary: Angela Miller AnMiller@ci.camden.nj.us
Municipal Review Engineer: Dena Moore Johnson dena.moore@rve.com

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

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

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Parkside Redevelopment

Project Address (if applicable) & Municipality: Haddon and Atlantic; Haddon and Euclid

Abuts County Road: Haddon Avenue 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): _____

Existing Zoning: Residential, Nonresidential, and Vacant Lots

Block(s): 1297; 1300

Variance(s) Required: Bulk and Use Variances granted

Lot(s): Block 1297: 85-89; Block 1300: 68-71, 94, 95, & 99

by ZBA on 08/05/19 and 10/04/21

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

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Parkside Redevelopment, LLC Phone: 215-399-7000 Fax: _____
Address: 1487 Kenwood Ave Town & State: Camden, NJ
Email: cgiglotti@cornerstonecommunities.org Zip: 08103

Attorney: Michael Floyd Phone: 856-616-6140 Fax: _____
Address: One Centennial Square Town & State: Haddonfield, NJ
Email: mfloyd@archerlaw.com Zip: 08033

Engineer: Jarod Thomas, PE, CME Phone: 856-228-2200 Fax: _____
Address: 645 Berlin Cross Keys Rd, Suite 1 Town & State: Sicklerville, NJ
Email: jthomas@ces-1.com Zip: 08081

Proposed Use (please check all that apply):

Residential

- ☐ Single Family Detached
☐ Town Homes
☐ Duplex
☒ Apartments
☐ Condominiums
☐ Medical Care Residential

Commercial

- ☒ Retail
☐ Office
☒ Restaurant/ Food Establishment
☐ Hospitality/ Hotel Space
☒ Medical Use
☐ Sports or Entertainment

Industrial

- ☐ Maintenance/ Repair Shop
☐ Flex Space
☐ Storage/ Warehouse
☐ Distribution Center
☐ Manufacturing
☐ Other: _____

Project Description & Statistics:

Short Description of Project: The project proposes to redevelop lots in the Parkside neighborhood of Camden. Proposed uses vary from apartments, retail, medical offices, a cafe and parking lots. Utilities connections in the County road that are expected for this redevelopment include water, sewer, and stormwater connections. Block 1297 will consist of 8 residential aptments with 3,640 SF of retail and Block 1300 will consist of 24 residential apartments with an additional 31,200 SF for retail, medical offices, and cafe space.

Increase in Impervious Coverage?: ☒ YES ☐ NO Total Increase or Decrease: 0.18 AC
Total Amount of Land Disturbed: 0.25 acres (Block 1297); 0.75 acres (Block 1300)
Total Gross SF of all Buildings/ Development: 4,200 SF (Block 1297); 14,230 SF (Block 1300)
Total New Residential Units: 8 (Block 1297); 24 (Block 1300)
Total New Jobs Created: TBD

CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

Consolidated by deed

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

Size of Existing Lot(s): _____

Portion to be Subdivided: N/A

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

Title of Municipal Official: Mayor

Authorized Municipal Signature: [Signature] Date: 1-24-22

Transmittal Date (if applicable): _____

Phone Number: 856-757-7135

Signatures Required:

Name of Applicant: Parkside Redevelopment, LLC

Signature of Applicant: [Signature] Date: 1/25/22

Agent Completing Application: Jarod Thomas, PE

Signature of Agent: _____ Date: _____

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP

Page 4



Making It Better Together

Company/ Organization Information

Name of Company/Organization: Parkside Redevelopment, LLC

Is the Company a Corporation? ☒ YES ☐ NO

If yes, what State is the Corporation Incorporated In? New Jersey

Is the Company a Partnership? YES / NO

Is Company an Individual Owner? YES / NO

Please list any/all individuals who are owners (full/part) / (individual/multiple) of the Company/Organization.
If applicant is a Non-Profit Organization, please list all Board Members.

Name	Address	Title
Cornerstone Community Partners CHRIS GIGLIOTTI	13 Summit Square Center - 265 Langhorne PA 19047	Pres & CEO
Parkside Business & Community Partnership Bridget Phifer	1487 Kenwood Ave Camden NJ 08103	Pres & CEO
PRCIP Board members Attached		

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

X

Bridget Phifer
Signature of Owner & Title
Co-managing member

1/25/22
Date

X

Signature of Owner & Title

Date

SP-8-E-22