

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 December 18<sup>th</sup>, 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

### Previously heard Applications

#### A. Voorhees

SP-34-8-17/ M-34-4-17      LIDL

### New Applications

#### B. Cherry Hill

MJ-12-1-18      902-920 Kresson Rd.

#### C. Haddon Heights

SP-17-2-18      The Heights School

#### D. Lawnside

SP-21-1-18      Commercial Development Oak Ave.

#### E. Lawnside

SP-21-2-18      Station Place

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**

**Dec 18th 2018**

***Minor/Major Subdivisions and Site Plans***

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
<b>Voorhees</b>				
SP -1	LIDL	SP-34-8-17/ M-34-4-17	Voorhees Twp.	commercial subdivision and of grocery store
<b>Cherry Hill</b>				
SP -2	902-920 Kresson Rd.	MJ-12-1-18	Cherry Hill	19 Lot Residential Subdivision/construction of new road and drainage basin on County Highway
<b>Haddon Heights</b>				
SP-3	The Heights School	SP-17-2-18	Haddon Heights	Conversion of an old church to a day care facility
<b>Lawnside</b>				
SP-4	Commercial Development Oak Ave.	SP-21-1-18	Lawnside	Commercial development - neighborhood retail
SP-5	Station Place	SP-21-2-18	Lawnside	144 unit multi family housing project

**Camden County Planning Board  
County Public Works Complex, Lindenwold  
6:00 PM  
November 27, 2018**

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

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

Planning Board Solicitor: Ms. Catherine Binowski was present.

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

**MINUTES**

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

**Review of Projects for Board Action**

**SP-34-2-18**

**Voorhees Animal Orphanage**

**Voorhees**

Dave Carlamere, Esq., Mike Avila, PE and Dave Semless, Owner were present for the application.

Applicant is seeking approval for two phases of construction. Phase I is to construct a 4,850 s.f. building including 41 indoor kennels, where each has a portion that is outside and protected by a canopy. Phase 2 will remove the currently existing kennel structure and all existing site improvements, including accessory buildings and construct 2 building additions to the proposed building Phase 1 totaling 6,650 s.f. to include additional kennels, office space, treatment and exam rooms and a reception area. Site improvements include 32 new parking spaces and paved parking area.

Received approval from Voorhees two weeks ago.

This is a multi-phase of construction as the kennels are built they will move the animals and then build the office area.

They agree with all the County Engineer's comments and Stormwater Management comments, will replace curb at frontage of property.

Per County Engineer's instruction driveway with 18" ft. telephone pole for construction driveway will close after construction is done.

After construction, they will go from two driveways to one on South Side.

Need the resolutions before we send the approval letter.

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

SP-15-10-17

Holiday Inn Express & Suites

Gloucester Township

Damien Del Duca, Esq., Dave Kreck, PE, Mr. Patel were present for the application.

The Applicant is seeking approval to construct a four (4) story, 11,967 SF hotel with 73 rooms and associated site improvements on an existing 4.8 acres parcel of land. The project site is located on the corner of Lower Landing Road (CR 681) and Black Horse Pike (NJSH 168).

Revised plans to comply with request from County Engineer for Right of way at last meeting. Will comply with all comments.

Final Permit package to DEP – Approval in the next couple of weeks.

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

SP-8-13-18/M-8-12-18

Dollar General

Camden

Duncan Prime, Esq and Chuck Olivo, PE were present for the application

**Subdivision**

Applicant is seeking minor subdivision approval to create two lots. Proposed Lot A will be 1.090 acres and Proposed lot B will be 0.701 acres.

Driveway access for both lots will be located on Proposed Lot A and all existing driveways will be consolidated into one driveway for both sites.

**Site Plan**

Applicant is seeking approval for the development of a 7512 sq. ft. Dollar General retail location and associated parking lot and landscaping improvements.

Please note that the driveway is intentionally wider than standards require accommodating trucks ingress and egress.

Approved in September by Camden and adopted in October.

They have agreed to all County Engineer's comments.

Ms. Williams wants crosswalk at Davis & Ferry. Ms. Becica (County Engineer) wants pedestrian analysis before approval.

**A motion was made by Mr. Doran and seconded by Mr. Schina to approve this application with Kevin's condition; all present were in favor.**

SP-36-6-18/M-36-4-18

Park Nation, LLC

Winslow

Michael Fralinger, Esq. and Jay Scullo, PE were present for the application.

**Subdivision**

The applicant is seeking approval to subdivide Block 303 Lots 11 and 12 which are a total of 18.37 acres into 3 separate lots. Propose lots are:

**Lot 11 = 2.37 acres**

**Lot 11.01 = 2 acres and - does not have frontage but will have access through an existing utility easement.**

**Lot 12** = 14 acres - this lot is reconfigured to include a portion of old lot 11.

**Site Plan**

The Applicant is seeking approval to develop a transient truck parking facility for larger vehicles such as WB-50 tractor trailers, flatbed trailers, recreational vehicles (RV's), large boat trailers and similar size larger vehicles.

There will be 185 large parking spaces and 42 passenger vehicle spaces. Will be a 24/7 service. \$200.00 a month per trailer.

They were approved for the subdivision in September by Winslow. Site Plan in October.

Agreed with all County Engineer's comments.

Must come back for 11.01.

**A motion was made by Mr. Schina and seconded by Mr. Doran to approve the site plan Lot 12; all present were in favor.**

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

**PUBLIC COMMENTS**

None.

**CHAIRMAN'S REPORT**

None.

**ATTORNEY'S REPORT**

None.

**COUNTY ENGINEER'S REPORT**

None.

**COUNTY PLANNING REPORT**

Tim Prime may appeal Voorhees Tractor & Supply.

**NEW BUSINESS**

None.

**OLD BUSINESS**

None

**ADJOURNMENT**

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

Respectfully Submitted,  
Carol Sigman  
Land Development & Review Clerk

**2019 MEETING SCHEDULE  
OF THE CAMDEN COUNTY PLANNING BOARD**

Tuesday, January 22

Tuesday, February 26

Tuesday, March 26

Tuesday, April 23

Tuesday, May 28

Tuesday, June 25

Tuesday, July 23

Tuesday, August 27

Tuesday, September 24

Tuesday, October 22

Tuesday, November 26

Tuesday, December 17

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

Applicant is seeking approval to subdivide a 15-acre commercial lot in to two lots. One lot will be 3.88 acres and the subject of development. the remainder is developed and will not be changed as part of this application.

The lot in questions has frontage on Rt. 73 and Lafayette Ave. and is the old Goods Furniture Store.

Applicant is proposing to demolish any existing structures and build a new 35,962 sq. ft. Lidl grocery Store including new lighting, landscaping and parking areas. Driveways will be located along Rt. 73 and Lafayette Ave.

The applicant has included Roadway Improvement Plans for Lafayette Ave. as a result of the proposed full access driveway.



Project Name

**LIDL Grocery Store**

Block

**272**

Lot

**4 & 5**

Town

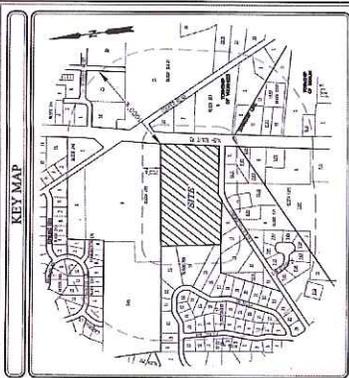
**Voorhees**



0 112.5 225 450 Feet

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





**OWNER:** LIDL US OPERATIONS, LLC  
**APPLICANT:** BLUE MARSH ASSOCIATES, INC.  
**DATE:** 10/15/2018

**OWNER'S CONSENT TO FILE:** THIS IS TO CERTIFY THAT I, THE OWNER, HAVE READ AND UNDERSTAND THE CONTENTS OF THIS MAP AND I HAVE AGREED TO THE TERMS OF THIS MAP IN THE COMMON COUNTY PLANNING BOARD.

**COMMON COUNTY PLANNING BOARD APPROVAL:** APPROVED BY THE COMMON COUNTY PLANNING BOARD ON: \_\_\_\_\_ DATE: \_\_\_\_\_

**TOWNSHIP OF VOORHEES:** APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF VOORHEES, COMMON COUNTY, NEW JERSEY, ON: \_\_\_\_\_ DATE: \_\_\_\_\_

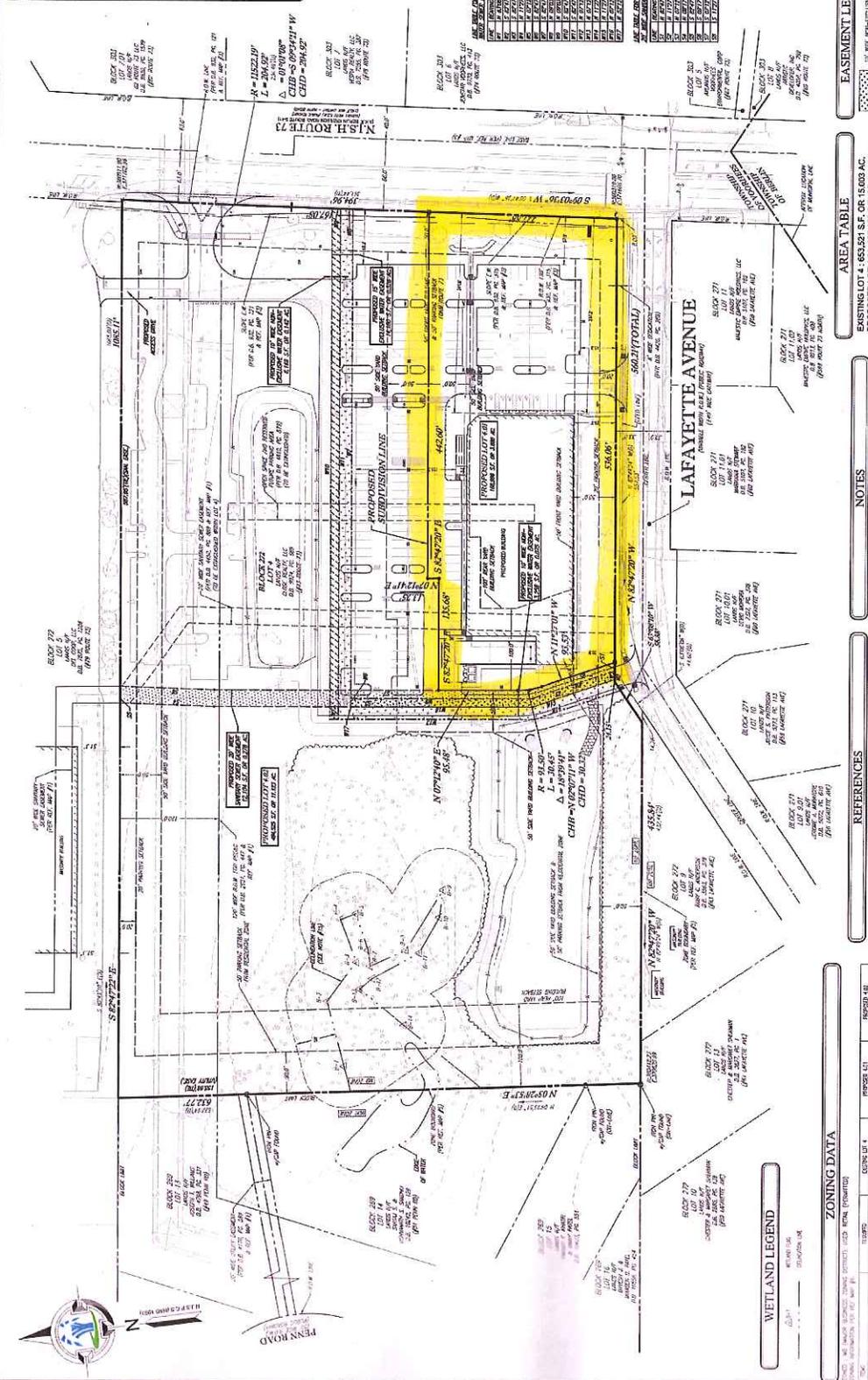
**TOWNSHIP OF VOORHEES:** APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF VOORHEES, COMMON COUNTY, NEW JERSEY, ON: \_\_\_\_\_ DATE: \_\_\_\_\_

**PLANNING DIRECTOR:** \_\_\_\_\_ DATE: \_\_\_\_\_

**REGISTRAR:** \_\_\_\_\_ DATE: \_\_\_\_\_

**SECRETARY:** \_\_\_\_\_ DATE: \_\_\_\_\_

**CLERK:** \_\_\_\_\_ DATE: \_\_\_\_\_



**MINOR SUBDIVISION PLAN**

**LIDL US OPERATIONS, LLC**  
 1703 NEW JERSEY STATE HIGHWAY ROUTE 73  
 LOT 4, BLOCK 272, TAX MAP SHEET 817  
 TOWNSHIP OF VOORHEES, COMMON COUNTY, NEW JERSEY

**BLUE MARSH ASSOCIATES, INC.**  
 LAND SURVEYORS & PLANNERS  
 1000 W. 10TH STREET  
 SUITE 200  
 NEW JERSEY 07033  
 WWW.BLUEMARSHASSOCIATES.COM

**JOSEPH J. WRIGHT**  
 SURVEYOR  
 540 WEST PINE STREET, SUITE 200, NEW JERSEY 07033  
 DIRECTOR OF COMMON PLANNING

**DATE:** 10/15/2018

**SCALE:** 1" = 40'

**GRAPHIC SCALE**

**0 10 20 30 40 50 60 70 80 90 100 FEET**



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

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

LIDL U.S. Operations  
**PROJECT NAME**

Voorhees  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

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

\_\_\_\_\_

PRELIMINARY PLAN

BLOCK: 272

X

OTHER (Minor Subdiv.)

LOT (s): 4&5

**NAME:** LIDL US Operations, LLC

**ADDRESS:** 3500 Clark Street

**CITY:** Arlington

**STATE:** Virginia

**ZIP:** 22202

**SITE ABUTS COUNTY HIGHWAY:** Lafayette Avenue (CR 693)

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

**GENERAL**

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

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

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

**The following documents have been reviewed:**

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

**RIGHT OF WAY**

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

**SITE PLAN**

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

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

#### 3.3.1.10 Access Geometry and Driveway Intersection Design

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

#### 3.3.1.10.K Centerline and Lane Transitions.

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

## TRAFFIC

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

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

#### **COUNTY ROAD IMPROVEMENTS**

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

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

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

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

## **DETAILS**

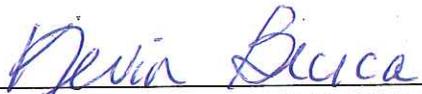
1. The following County standard details are required for improvements in the County right-of-way:
  1. Standard Pavement Marking Legend
  2. Left Turn Lane and Transition
  3. Milling and Resurfacing
  4. Hot Mix Asphalt Pavement
  5. Roadway Widening Roadway Restoration
    - A. Typical Roadway Restoration for Curb Installation
  6. RCP Storm Sewer Installation
    - A. Trench Restoration in Concrete Pavement
    - B. Trench Restoration in Concrete Pavement with HMA Pavement
    - C. Trench Restoration in HMA Pavement
  7. Bypass Area
  8. Mill and Pave Final Restoration

## ADMINISTRATIVE

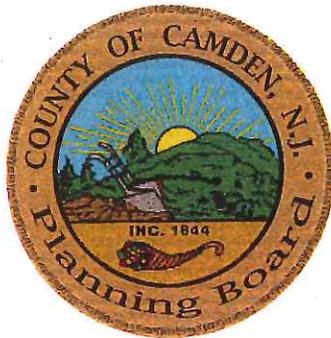
1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
2. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
3. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980
4. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
5. Applicant is responsible for obtaining NJDOT approvals for the proposed striping on the County highway. Two (2) copies of the NJDOT approved drawing shall be sent to the County Engineer's office before permits to work in the County right-of-way shall be issued.
6. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.  
  
The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
7. Underground irrigation systems shall not be located within the County right-of-way.

## OUTSIDE AGENCY APPROVALS

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

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

10/16/18  
DATE



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

Traffic Comments SP-34-8-17/M-34-4-17

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

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

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

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



**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: Proposed Lidl Grocery Store Development

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

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

**Type of Submission:**

New Application  
 Revision of Prior Application  
 Resubmission of Part of Major Subdivision  
Date: \_\_\_\_\_  
Date: \_\_\_\_\_

**Tax Map Data:**

Plate(s): \_\_\_\_\_  
Block(s): 272  
Lot(s): 4 & 5

Existing Zoning: MB Major Business Zoning District  
Variance Required: \_\_\_\_\_

**Type of Plan:**

Site Plan  
 Major Subdivision  
 Other: \_\_\_\_\_  
 Final Development Plan  
 Filing Plan  
 Preliminary Plan  
 Minor Subdivision

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

**Submission Information**

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

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

**Proposed Use:**

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

**Area:**

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

**Signatures Required:**

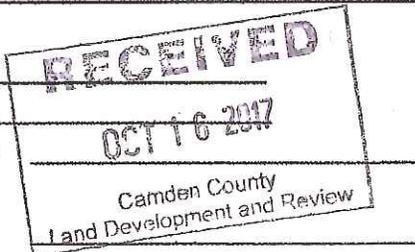
Signature of Applicant: *Patrick Lyon* Date: 9/6/2017  
Person Completing Application \_\_\_\_\_ Date: \_\_\_\_\_  
(Please Print): \_\_\_\_\_ Date: \_\_\_\_\_

**Municipal Use:**

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

**For County Use:**

Classification of Application: \_\_\_\_\_  
Authorized County Signature: \_\_\_\_\_  
Title: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Phone No.: \_\_\_\_\_ Log No.: \_\_\_\_\_  
Plan No.: SP-34-8-17



MT-34-4-17



<b>STAFF REPORT MEETING OF:</b>	RE:	<b>902-920 Kresson Rd.</b>
	Plan:	MJ-12-1-18
	Municipality:	Cherry Hill
	Applicant:	MiPro Homes, LLC.
	Abuts County Route:	Kresson Rd. (Cr. 671)

The applicant is seeking approval for the subdivision of 2 existing lots into 19 lots. 16 lots will be single family residential, two lots will contain stormwater basins and one lot will remain as open space.

Access to the lots will be from a proposed 24-foot wide roadway and cul-de-sac connecting to County Road Kresson Rd. 671.





Project Name  
**902-920 Kresson Rd**

Block	Lot	Town
<b>434.01</b>	<b>11 &amp; 12</b>	<b>Cherry Hill</b>

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-12-1-18**

MiPro Homes, LLC  
**PROJECT NAME**

Township of Cherry Hill  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

SITE PLAN

PLATE: 244

1st Review

PRELIMINARY PLAN

BLOCK: 434.01

OTHER

LOT (s): 11 & 12

**NAME:** MiPro Homes, LLC

**ADDRESS:** 902 & 920 Kresson Road

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

**SITE ABUTS COUNTY HIGHWAY:** Kresson Road (CR 671)

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

**GENERAL**

We have reviewed the application for a Preliminary Major Subdivision for the 13.68 acre parcel, which consists of two (2) single family lots. The existing site, located in the Single-Family Residential (R-1) Zone, is currently developed with two (2) dwellings, driveways, a tennis court, shed, and other site amenities. The applicant proposes to demolish the existing dwellings and subdivide the property into 16 single-family residential lots, two (2) stormwater management lots, and one (1) open space lot. The site is proposed to be accessed by one (1) 24' wide roadway with a cul-de-sac, locate approximately 200' east of the signalized intersection of MarlKress Road and Kresson Road.

**The following documents have been reviewed:**

1. Final Major Subdivision Plans for "Kresson Estates", prepared by TriState Engineering and Surveying, PC, dated September 2017 and last revised July 26, 2018 unless otherwise noted:
  - a. Cover Sheet, Sheet 1 of 11.
  - b. Demolition & Tree Protection Plan, Sheet 2 of 11.
  - c. Overall Site Plan, Sheet 3 of 11.
  - d. Drainage & Grading Plan, Sheet 4 of 11.
  - e. Utility Plan, Sheet 5 of 11.
  - f. Landscape and Lighting Plan, Sheet 6 of 11.
  - g. Soil Erosion & Sediment Control Plan, Sheet 7 of 11.
  - h. Soil Erosion Details/Notes, Sheet 8 of 11.
  - i. Profiles, Sheet 9 of 11.
  - j. Construction Details, Sheet 10 of 11.
  - k. Water & Sewer Details, Sheet 11 of 11.
2. Final Plan of Lots, 1 Sheet, as prepared by TriState Engineering and Surveying, PC, dated September 2018.
3. Roadway Plan and Construction Details, 2 Sheets, as prepared by TriState Engineering and Surveying, PC, dated October 2018.
4. Traffic Engineering Assessment, as prepared by Shropshire Associates, LLC, dated January 17, 2018.
5. Stormwater Management Report, as prepared by TriState Engineering and Surveying, PC, dated September 2017.
6. Camden County Planning Board Application, prepared by MiPro Homes, LLC, dated July 30, 2018.
7. Township of Cherry Hill Planning Board Review, as prepared by The Department of Community Development, dated June 6, 2018.
8. Township of Cherry Hill Planning Board Resolution, Application No. 17-P-0016 (PBC 9911), dated September 17, 2018.

## **RIGHT OF WAY**

1. The Camden County Master Plan indicates that Kresson Road (CR 671) has a proposed right-of-way of 74 feet, with an existing right-of-way of 49.5 feet. The applicant is required to provide an additional 12.25 feet of right-of-way as a roadway dedication to the County to widen Kresson Road from the centerline along the applicant's frontage on the South side of Kresson Road. The following is noted:
  - a. The site plan should be revised to indicate the roadway dedicated to Camden County.
  - b. The metes and bounds description of the roadway dedication 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 curb 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. Detectable surfaces and a crosswalk should be provided at the site frontage. Additional information should be provided on the Site Plan demonstrating that the curb ramps are in compliance with ADA standards within the Public Right-of-Way.

## SITE PLAN

1. The applicant is proposing significant changes within the County right-of-way. The Site Plan set should be revised to include plan sheets for Roadway Improvements within the County right-of-way including but not limited to grading plans, roadway profiles and cross sections.
2. The Demolition Plan should clearly show all items to be removed within the County right-of-way (curbing, asphalt, landscaping).
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. In accordance with County design standards, Chapter IX.E.4, the curb radii at the driveway should be a minimum of 15 feet for a two lane ingress and egress. The applicant has shown the radius to be 35 feet, which appears to be acceptable for a fire apparatus.
5. Sight triangle easements shall be required at all existing and proposed road or street intersections with a county road and at driveways as determined to be necessary by the County Engineer. Sight triangle easements should be in accordance with AASHTO standards and be shown on plans. The applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement area.
6. The applicant is proposing rolled curb along Kresson Road. The applicant shall replace the proposed rolled curb with vertical concrete curb, with the face of the new curb to be located 10' from the new right-of-way. An appropriate curb transition should be provided for the widening which may extend partially across the Lot 4 frontage.
7. The Roadway Improvement Plan should show a white shoulder stripe with a 12' travel lane.
8. The Construction Details contain a crosswalk detail. The location of the proposed crosswalk should be denoted on the plans.
9. In accordance with County Development Regulations §3.3.1.10.A, the angle of existing Lot 10 driveway shall intersect the county road at a 90-degree right angle. If this is not practical, a maximum angle of 80 degrees may be permitted. The applicant should clarify the angle at which the driveway of existing Lot 10 will intersect the proposed, widened County Road.
10. In order to demonstrate compliance with County Development Regulations §3.3.1.10.B, the applicant should provide County Road profiles to show that the driveway of existing Lot 10 does not exceed a 7% grade approach to Kresson Road.
11. In accordance with County Development Regulations §3.3.1.10.D, driveway aprons shall flare out a minimum of 3' on each side of the driveway at the terminus of the driveway at the county road. The applicant is proposing widening and new sidewalk along Kresson Road, which will affect the existing Lot 10 driveway. The applicant should ensure that the proposed modifications to the driveway are constructed in conformance with §3.3.10.D.
12. Note 26 on Sheet 3 should be revised to state that all pavement markings installed on a county road shall be either long-life extruded thermoplastic or long-life spray extruded thermoplastic in

accordance with §3.3.1.16.

13. It is recommended that a road intersection sign for the new roadway be installed on Kresson Road in both directions.
14. Due to the extent of utility work within the County right-of-way, the Roadway Improvement Plans should be revised to indicate mill and overlay from the centerline to face of curb on the south side of Kresson Road from the Markkress intersection to along the property frontage to the extent of the proposed improvements. The full intersection of Kresson Road and Markkress Road should be milled and overlaid.

#### **TRAFFIC**

1. The applicant's traffic engineer should be prepared to present the engineering traffic assessment to the County Planning Board.
2. The applicant agreed in preliminary discussions with the County to provide a traffic signal synchronizing device to the intersection of Kresson and Markkress Roads for future signal coordination work to be completed by the County. This should be noted on the Roadway Improvement Plans.
3. The Do Not Block The Box striping should be revised to eliminate the box on the south side of Kresson Road. It is only needed on approach to the traffic signal. Appropriate signage should also be provided along with Cherry Hill Township traffic ordinance. Appropriate details should be provided for both items.
4. It should be noted that Camden County is not responsible for maintaining traffic control signs, traffic striping, or pavement markings outside of the county right-of-way or on a driveway or street approach to the county roadway that is not under Camden County jurisdiction.

#### **MAJOR SUBDIVISION**

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

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

1. The proposed improvements ultimately disturb one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. The proposed improvements meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are required.
2. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided in order 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. The applicant shall ensure that the existing Kresson Road inlet that the proposed outlet control structure of Basin #1 ties into contains a Type N eco grate. A detail should be provided for the

Type N eco grate.

## **DETAILS**

1. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
2. The curb 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 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. The applicant should widen Kresson Road such that the face of the new curbing shall be 10' from the existing right-of-way.
5. Depressed curbing shall be installed at all driveways on County roads.
6. The following County standard details are required for improvements in the County right-of-way:  
Details:
  1. Standard 8"X9"X18" Concrete Vertical Curb
  2. Standard Depressed Concrete Curb
  3. Standard Vertical Concrete Curb Taper
  4. Standard Concrete Sidewalk
  5. Standard Concrete Driveway and Concrete Apron
  6. Standard Pavement Marking Legend
  7. Curb Inlet with Bicycle Safe Grate and Type 'N-Eco' Curb Piece
  8. Hot Mix Asphalt Pavement
  9. Roadway Widening Roadway Restoration
    - A. Typical Roadway Restoration for Curb Installation
    - B. Typical Roadway Widening Where no Curb is Present
  10. RCP Storm Sewer Installation
    - A. Trench Restoration in Concrete Pavement
    - B. Trench Restoration in HMA Pavement
  11. Curb Face Form

## **ADMINISTRATIVE**

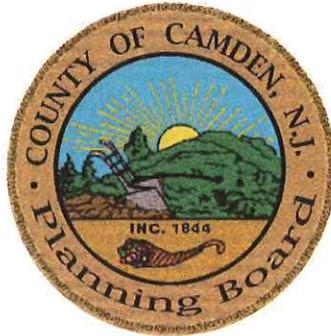
1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
2. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
3. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980
4. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed

work.

5. Applicant is responsible for obtaining NJDOT approvals for the proposed striping on the County highway. Two (2) copies of the NJDOT approved drawing shall be sent to the County Engineer's office before permits to work in the County right-of-way shall be issued.
6. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.  
  
The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
7. Underground irrigation systems shall not be located within the County right-of-way.
8. Applicant is responsible for all environmental permits required.

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

  
\_\_\_\_\_  
DATE



Cc: Applicant: MiPro Homes, LLC, E-mail: N/A, Fax: N/A, Phone: 856-983-7160  
Applicant Attorney: Jeffrey I. Baron, Esq., E-mail: N/A, Fax: N/A, Phone: N/A  
Applicant Engineer: Joseph A. Mancini, E-mail: joe@tristatecivil.com,  
Municipal Planning Board Secretary: Lorissa Luciani, PP, AICP, (856) 661-4737  
Municipal Review Engineer: Stacey Arcari, Environmental Resolutions, Inc., sarcari@erinj.com

# CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

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

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

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

Project Address (if applicable) & Municipality: 902 & 920 Kresson Road

Abuts County Road: \_\_\_\_\_ County Route No.: (County Route 671)

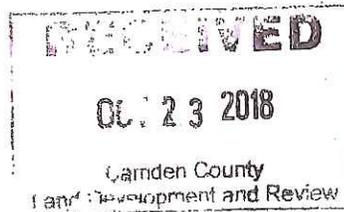
### Type of Submission (please check one):

- 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): 244

Existing Zoning: R-1 Residential

Block(s): 434.01

Variance(s) Required: \_\_\_\_\_

Lot(s): 11 & 12

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

MS-12-1-18

# 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: \_\_\_\_\_

Address: 239A Taunton Boulevard Town & State: Medford, New Jersey

Email: \_\_\_\_\_ Zip.: 08055

Attorney: Jeffrey I. Baron, Esq. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: 1307 White Horse Road, Building F, Suite 600 Town & State: Voorhees, New Jersey

Email: \_\_\_\_\_ Zip.: 08043

Engineer: Joseph A. Mancini Phone: 856-677-8742 Fax: \_\_\_\_\_

Address: P.O. Box 1304 Town & State: Blackwood, New Jersey

Email: joe@tristatecivil.com Zip.: 08012

## 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 consists of subdividing two (2) existing lots into nineteen (19) individual lots. Sixteen (16) being used for residential units, two (2) for infiltration basins, and one (1) open space lot.

Increase in Impervious Coverage?:  YES/ NO Total Increase or Decrease: ± 92,642 SF

Total Amount of Land Disturbed: 12.02 Acres

Total Gross SF of all Buildings/ Development: 54,400 SF

Total New Residential Units: 16 Units

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

MS-12-1-18

# CAMDEN COUNTY PLANNING BOARD APPLICATION

## Subdivision Description (if applicable):

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

Will new lots be created? **(YES)** / NO      How Many New Lots? 17 New Lots

Size of Existing Lot(s): 13.68 Acres

Portion to be Subdivided: Entire Lots

## Municipal Use:

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

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

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

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

## Signatures Required:

Name of Applicant: MI Pro Homes, LLC.

Signature of Applicant: *Matt Bassi*      Date: 7-30-18

Agent Completing Application: \_\_\_\_\_

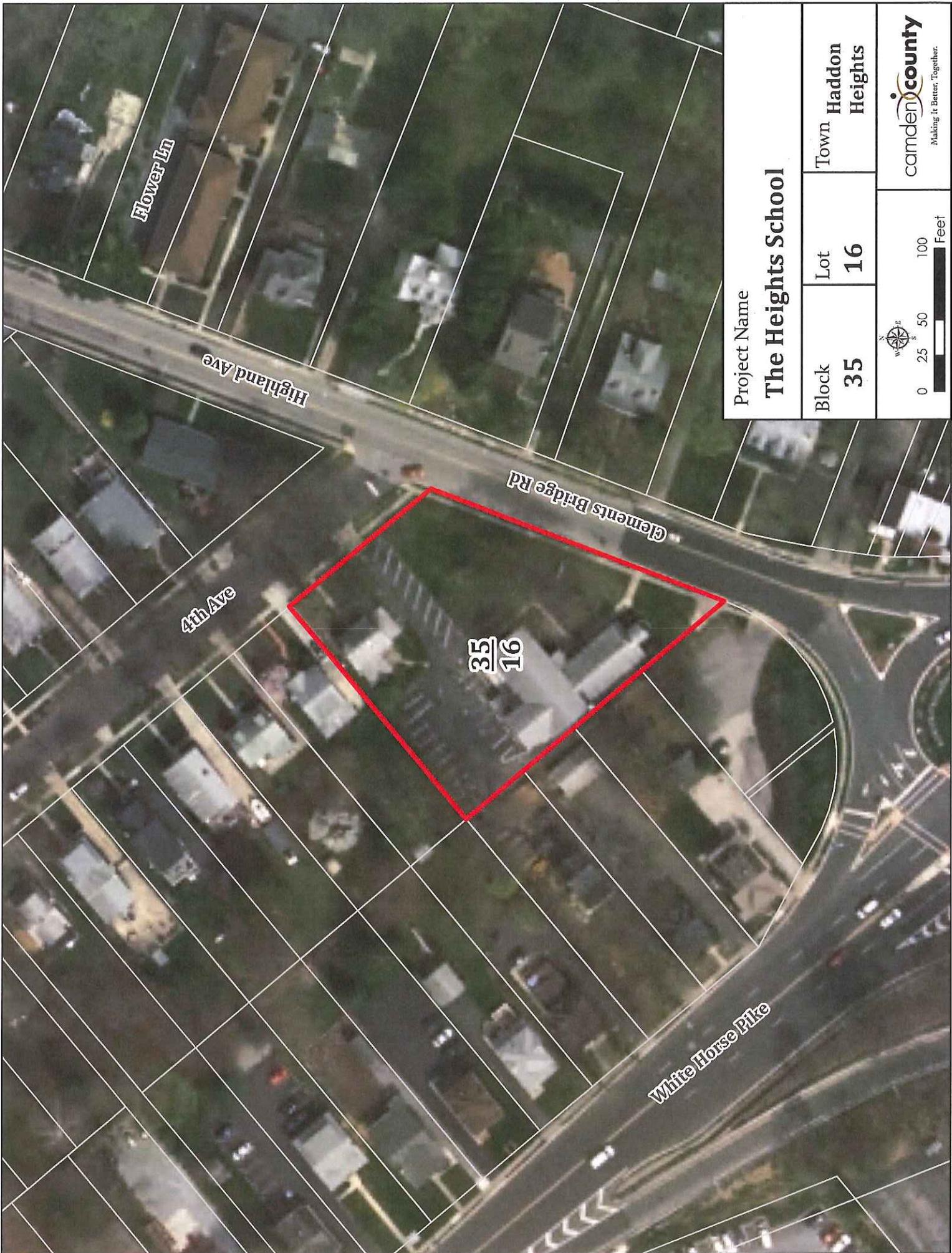
Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

<p><b><u>For County Use:</u></b></p> <p>Classification of Application: _____</p> <p>Fees Included with Application: YES / NO</p> <p>County Plan Number: <u>MS-12-1-18</u></p>	<p><b><u>Stamp Date Received Below</u></b></p> <p><b>RECEIVED</b></p> <p><b>OCT 23 2018</b></p> <p>Camden County Land Development and Review</p>
---	--



<b>STAFF REPORT MEETING OF:</b>	RE:	<b>The Heights School</b>
	Plan:	SP-17-2-18
	Municipality:	Haddon Heights
	Applicant:	The Heights School
	Abuts County Route:	Highland Ave. (Cr 573 Chews Landing/Clements Bridge Rd.)

The property contains an existing vacant church and single family home, previously used as a parsonage of the church. The applicant seek approval to convert the vacant church in to a day care facility and the residence shall be personally occupied by the applicant's family. The applicant is proposing minor site improvements and a new circulation pattern that impacts County Road 573 Highland Ave.



Project Name

# The Heights School

Block

**35**

Lot

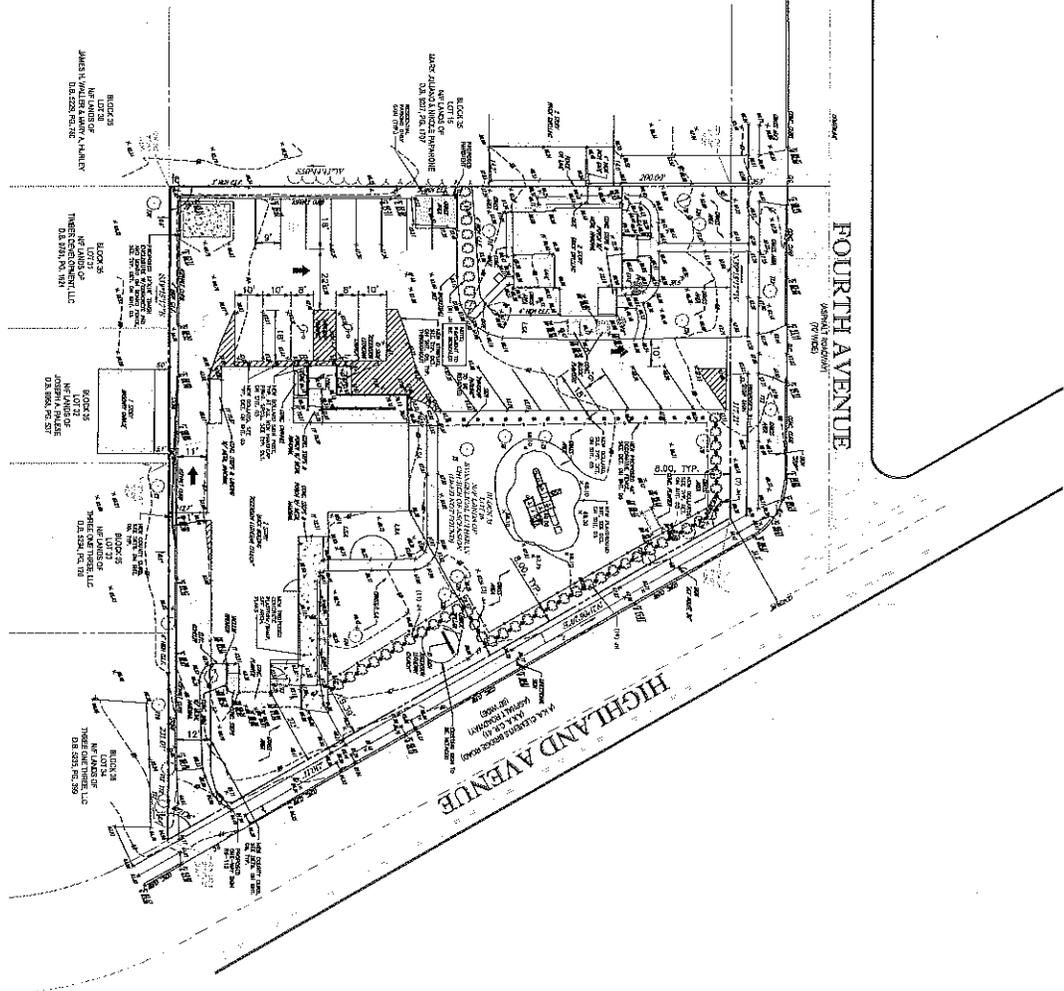
**16**

Town  
**Haddon  
Heights**



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PROJECT INFORMATION:  
 FILE NAME: 18-0001-0001-0001 (Plan) (Plan)  
 FILE NUMBER: 18-0001-0001-0001-0001  
 LAST REVISION DATE AND TIME: 02 Aug 2018, 01:19:24  
 LAST SAVE BY: R.Karapetis



**PLANT SCHEDULE**

NO.	DESCRIPTION	QUANTITY	REMARKS
1	4" JUNCTION BOXES	200	SEE ELECTRICAL
2	4" JUNCTION BOXES	200	SEE ELECTRICAL
3	4" JUNCTION BOXES	200	SEE ELECTRICAL
4	4" JUNCTION BOXES	200	SEE ELECTRICAL
5	4" JUNCTION BOXES	200	SEE ELECTRICAL



	<p>THE HEIGHTS SCHOOL          532 FOURTH AVENUE          BLOCK 34, LOT 16          BOROUGH OF HAZELBURGH, GARDEN COUNTY, NEW JERSEY</p> <p><b>SITE LAYOUT &amp; GRADING PLAN</b></p>	<p>ROBERT E. MINER III, P.E., C.E.          REGISTERED PROFESSIONAL ENGINEER          STATE OF NEW JERSEY, LICENSE NO. 240000000</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">NO.</td> <td style="width: 10%;">DATE</td> <td style="width: 50%;">REVISIONS</td> <td style="width: 10%;">BY</td> <td style="width: 10%;">CHK</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	REVISIONS	BY	CHK																				
NO.	DATE	REVISIONS	BY	CHK																								
<p>DATE: 08/02/2018          TIME: 01:19:24          USER: R.KARAPETIS</p>	<p>PROJECT: THE HEIGHTS SCHOOL          SHEET: 4 OF 5</p>	<p>TRM ASSOCIATES, INC.          1000 NORTH AVENUE, SUITE 200          HAZELBURGH, NJ 07931          TEL: 908-755-1234          FAX: 908-755-1235</p>	<p>REVISIONS PER TOWNSHIP HEALTH COMMISSION</p>																									



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

**COUNTY PLAN:  
SP-17-2-18**

The Heights School

**PROJECT NAME**

Haddon Heights

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X SITE PLAN

PLATE: 4

not approved will be  
heard at Dec. 18<sup>th</sup> 2018

       PRELIMINARY PLAN

BLOCK: 35

PB meeting

       OTHER

LOT (s): 16

**NAME:** The Heights School

**ADDRESS:** 532 4<sup>th</sup> Ave.

**CITY:** Haddon Heights    **STATE:** NJ    **ZIP:** 08035

**SITE ABUTS COUNTY HIGHWAY:** Highland Ave. (CR. 573 Chews Landing / Clements Bridge Rd))

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

**GENERAL**

The property contains an existing vacant church and single family home, previously used as a parsonage of the church. The applicant seek approval to convert the vacant church in to a day care facility and the residence shall be personally occupied by the applicant's family. The applicant is proposing minor site improvements and a new circulation pattern that impacts County Road 573 Highland Ave.

**The following documents have been reviewed:**

1. Site plan entitled "The Heights School", prepared by T and M; dated 8/2/2018.
2. Stormwater Management Report - N/A
3. Traffic Impact Analysis for "The Heights School", prepared by Shropshire Associates, LLC, dated 9/25/2015.

## RIGHT OF WAY

1. The Camden County Master Plan indicates that Highland Avenue (CR 573) has a proposed right-of-way of 60 feet, with an existing right-of-way of 66 feet. In accordance with Section 3.1.1, a roadway easement dedicated to Camden County is not required.

## SITE PLAN

1. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative."

2. Site Plans Must Conform with the Following County Standard Section 3.3:

- 3.3.1 Access Location, Access Spacing, Access Restrictions, and Intersection Design
  - a. Camden County recommends that the applicant install a "Do Not Block the Box" pavement striping within the south bound lane of Highland Ave. County Road 573, in front of the driveway, leading into the facility, from the center line to the curb line to allow for safe left turns into the site during peak periods.
  - a. The plans should be revised to provide the associated municipal signage for the "Do No Block the Box" striping.
  - b. The applicant should provide the associated municipal ordinance for the "Do No Block the Box" striping
- 3.3.1.9 Spacing of New Driveways (***Plan Does Not Conform***) –  
A **technical waiver** is required from section 3.3.1.9 to from this condition as the existing driveway along the County Road, that is being replaced, is within 10' of the adjacent property line.
- 3.3.1.10 Access Geometry and Driveway Intersection Design (***Plan must Conform***) –  
The Site Plan, Sheet 4, must be revised to accurate represent the driveway along the County road that will be replaced and all associated construction including the depressed curb and roadway restoration.
- 3.3.1.14 Traffic Signs (***Plan must Conform***) – The Site Plan, Sheet 4, should be revised to include traffic signs for "Do Not the Box" conforming to the current edition of the Manual on Uniform Traffic Control Devices, and New Jersey Department of Transportation.
- 3.3.1.16 Pavement Markings (***Plan must Conform***) - The Site Plan, Sheet 4, should be revised to include pavement marking materials for the "Do Not Block The Box" on a Highland Avenue of either be long-life extruded thermoplastic, or long-life spray extruded thermoplastic.

## STORMWATER MANAGEMENT NJAC 7:8

1. The proposed improvements do not ultimately disturb one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. The proposed improvements do not meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are not required.

## DETAILS

1. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
2. The following County standard details are required for improvements in the County right-of-way:

### Details:

1. Standard 8"X9"X18" Concrete Vertical Curb
2. Standard Depressed Concrete Curb
3. Standard Concrete Driveway and Concrete Apron
4. Standard Pavement Marking Legend
5. Asphalt Road Restoration: Gas Utility
6. Mill and Pave Final Restoration

## ADMINISTRATIVE

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

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

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



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

11/20/18

\_\_\_\_\_  
DATE

Cc: Applicant: [obrien3231@yahoo.com](mailto:obrien3231@yahoo.com)  
Applicant Attorney: Brian Lozuke Esq. - [blozuke@mwm-law.com](mailto:blozuke@mwm-law.com)  
Applicant Engineer: Robert Hunter - [rhunter@tandmassociates.com](mailto:rhunter@tandmassociates.com)  
Municipal Planning Board Secretary: Susan Ritter [sritter@haddonhts.com](mailto:sritter@haddonhts.com)  
Municipal Review Engineer: Steven Bach [sbach@bachdesigngroup.com](mailto: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](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:

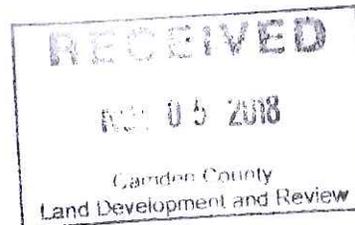
Project Name: "The HEIGHTS School"

Project Address (if applicable) & Municipality: 532 4<sup>th</sup> Ave., Haddon HEIGHTS

Abuts County Road: Yes County Route No.: 41 Under County jurisdiction "Highland Ave."

### 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): 4

Block(s): 35

Lot(s): 16

Existing Zoning: R-2

Variance(s) Required: YES - Use VARIANCE and bulk VARIANCES

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-17-2-18

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: C-3 POB, LLC Phone: 546-4925 Fax: \_\_\_\_\_  
 Address: 41 11th Ave. Town & State: HADDEN HEIGHTS NJ  
 Email: obrien3231@yahoo.com Zip: 08035

Attorney: Brian Lozuke Phone: 298-4267 Fax: 429-9036  
 Address: 401 Route 70E, Suite 100 Town & State: Cherry Hill NJ 08034  
 Email: blozuke@mwm-law.com Zip: 08034

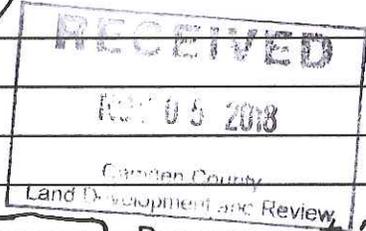
Engineer: Robert Hunter Phone: 722-6700 Fax: 722-0175  
 Address: 200 Century Pwy., Suite B Town & State: Mt. Laurel NJ  
 Email: RHunter@tandmassociates.com Zip: 08054

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

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

**Project Description & Statistics:**

Short Description of Project: See Attached Rider for proposed daycare facility and single-family residential dwelling.



Increase in Impervious Coverage?  YES / NO  Total Increase or Decrease: + 700 s.f.  
 Total Amount of Land Disturbed: + - 8,000 s.f. / See attached PLAN  
 Total Gross SF of all Buildings/ Development: Church - 7,300 s.f. Dwelling - 1,200 s.f.  
 Total New Residential Units: 1 - Pre-existing dwelling  
 Total New Jobs Created: 10-12

SP-17-2-18

# 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? NA

Size of Existing Lot(s): 34,848 S.F.

Portion to be Subdivided: NA.

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

Title of Municipal Official: Haddon Heights Planning Board Secretary

Authorized Municipal Signature: Duane M Ritter Date: 6-26-18

Transmittal Date (if applicable): 6-26-18

Phone Number: 856-546-2580

## Signatures Required:

Name of Applicant: C-3POB, LLC

Signature of Applicant: [Signature] Date: 6-20-18

Agent Completing Application: MATTLEMAN, WEINROTH & MILLER, P.C.  
BRIAN D. LOZUKE, ESQ.

Signature of Agent: [Signature] Attorney at Law of the State of New Jersey Date: 6-27-18

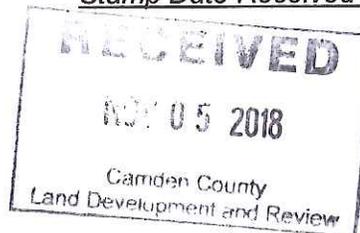
### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-17-2-18

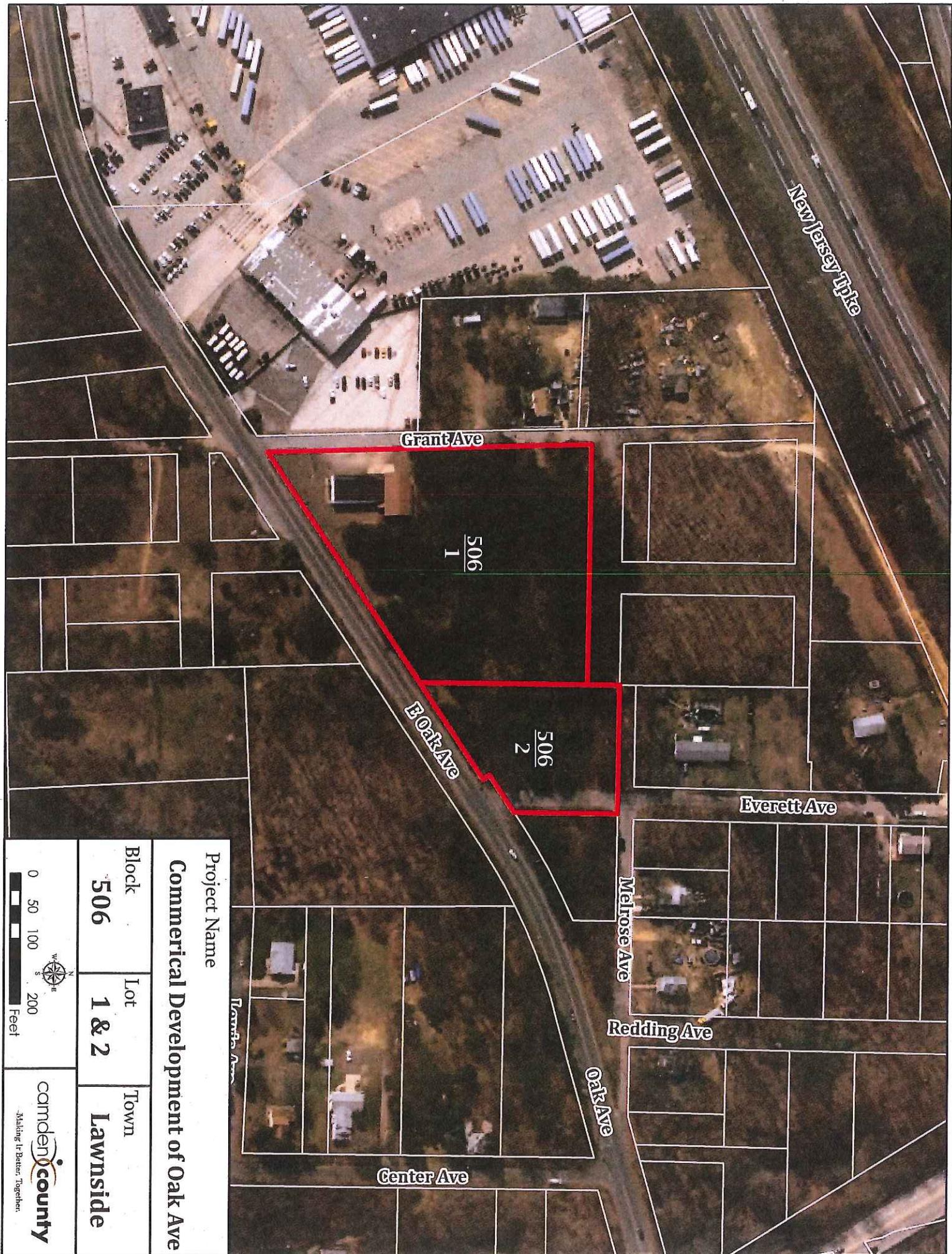
### Stamp Date Received Below





<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Commercial Development Oak Ave.</b>
	Plan:	SP-21-1-18
	Municipality:	Lawnside
	Applicant:	Vineland Constrcution Co.
	Abuts County Route:	Oak (Cr. 667)

Applicant proposed to construct two (2) 9,800 sq. ft. retail buildings on a 4.46-acre parcel. this proposal is Phase I of the Oak Ave Redevelopment project that will include future residential, mixed use, and flex pace.



New Jersey Turnpike

Grant Ave

506  
1

506  
2

EOakAve

Everett Ave

Melrose Ave

Redding Ave

Oak Ave

Center Ave

Project Name

Commercial Development of Oak Ave

Block

506

Lot

1 & 2

Town

Lawnside



camden **county**  
Making It Better Together





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

**COUNTY PLAN:  
SP-21-1-18**

Lawnside Retail Site  
**PROJECT NAME**

Borough of Lawnside  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

SITE PLAN

PLATE: 5

PRELIMINARY PLAN

BLOCK: 506

OTHER

LOT (s): 1 & 2

**NAME:** Lawnside Retail Site

**ADDRESS:** 401 East Oak Avenue & Grant Avenue

**CITY:** Lawnside **STATE:** NJ **ZIP:** 08045

**SITE ABUTS COUNTY HIGHWAY:** East Oak Avenue (C.R. 667)

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

**GENERAL**

The applicant seeks approval to construct two (2) 9,800 square foot retail buildings on a 4.46-acre parcel. This proposal is Phase I of the Oak Avenue redevelopment project that will include future residential, mixed-use, and flex space.

**The following documents have been reviewed:**

1. Site plans entitled "Lawnside Retail Site", sheets 1-13 of 13, prepared by Taylor Wiseman & Taylor, dated June 13, 2018.
2. Survey plan entitled "Plan of Survey & Topography", sheet 1 of 1, prepared by Taylor Wiseman & Taylor, dated June 5, 2018.
3. Stormwater Management Report for "Lawnside Retail Site", prepared by Taylor Wiseman & Taylor, dated June 1, 2018.
4. Traffic Impact Study for "Lawnside Transit Village (Oak Avenue Redevelopment)", prepared by Langan Engineering and Environmental Services, Inc., dated January 11, 2018, revised April 17, 2018.

**RIGHT OF WAY**

1. East Oak Avenue (C.R. 667) has a variable existing right-of-way, measuring sixty feet (60') at the location of this development. The applicant is not required to provide additional right-of-way through a roadway easement to widen East Oak Avenue from the centerline along the applicant's frontage.
2. Additional right-of-way is required at the intersection of Grant Avenue and east Oak Avenue in order to ensure the proposed turning lane is not located on private property
  - a. The site plan should be revised to indicate the roadway easement dedicated to the municipality and Camden County.
  - b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
  - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.
3. A sight triangle easement must be provided at the proposed driveway on East Oak Avenue (C.R. 667). The Site Plan, sheet 2, should be revised to show the metes and bounds of the sight triangle easement.

**UTILITIES**

1. There are proposed improvements within the County right-of-way to the storm sewer, sanitary sewer and water systems with this development.
2. The trench repair should be indicated for the water main connection on East Oak Avenue.

3. A detail should be provided for Storm Manhole #1, which is to be constructed over the existing 24" RCP.

## SITE PLAN

1. The applicant is proposing a driveway with full movement in and out onto East Oak Avenue (C.R. 667) at the southern side of the property.
2. The centerline of the proposed driveway is three hundred feet (300') east of the centerline of the intersection of East Oak Avenue (C.R. 667) with Grant Avenue.
3. In accordance with Section 3.3.1.9, no portion of the driveway shall be located within ten (10) feet of a side property line. The plan complies.
4. The angle of the center line of the proposed driveway is ninety degrees (90°) to East Oak Avenue in conformance with Section 3.3.1.10.A.
5. The proposed twenty-four foot (24') wide driveway width is in conformance with 3.3.1.10.C.
6. The Site Plan, Sheet 2, should be revised to provide a concrete driveway apron for a distance of twenty-five feet (25') from the edge of the roadway pavement in accordance with Section 3.3.1.10.E.
7. The existing bituminous curb along East Oak Avenue (C.R. 667) should be replaced with concrete vertical curb along the property limits.
8. Improvements are proposed at the intersection of East Oak Avenue (C.R. 667) and Grant Avenue.
  - a. Our office recommends that the proposed island be enlarged to maintain the existing curb radius adjacent to grant Avenue.
  - b. This area should be detailed at a larger scale with a roadway profile and grading provided.
  - c. The larger scale plans should include any revisions to the municipal or County right-of-way at this location.
9. The plan set should be revised to include a County Improvement Plan showing all improvements in the County right-of-way at a larger scale as required for County review and showing all existing and proposed improvements, spot elevations and utilities.
10. The handicap ramps and sidewalks 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.

- a. Additional information should be provided on the Site Plan including spot grades throughout demonstrating that the curb ramps and sidewalks are in compliance with ADA standards within the Public Right-of-way.
- b. Sidewalk and handicap ramps should be extended to the opposite side of Everett Avenue and the opposite side of Grant Avenue.

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

1. The applicant must address revisions to the stormwater management analysis as specified in the RVE review letter dated July 5, 2018.
2. The stormwater report provides a summary chart documenting that the pre- and post peak rates of runoff for the site comply with the NJAC 7:8 requirements. This must be confirmed after revisions are addressed.
3. Profiles of the drainage system should be provided for review.
4. A maintenance plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided by the applicant in order to ensure that the stormwater system can be maintained in perpetuity.
5. 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 following County details are required for improvements in the County right-of-way:
  - a. Detail 1, County Curb,
  - b. Detail 6, Concrete Driveway Apron,
  - c. Roadway Restoration detail,
  - d. Any other details as required for construction.

## **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 road openings will require a Road Opening Permit from the Camden County Highway Department.
3. 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

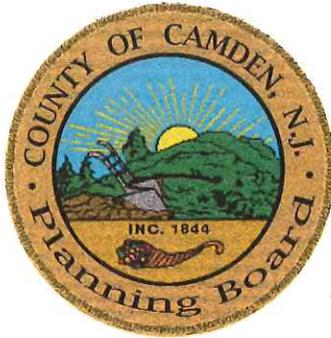
improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.

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.

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

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

11/1/18  
DATE



Cc: Applicant: [timithoy.france@vinelandconstruction.com](mailto:timithoy.france@vinelandconstruction.com)  
Applicant Attorney: Steve J. Tripp, Esq – [stripp@wilentz.com](mailto:stripp@wilentz.com)  
Applicant Engineer: Edward P. Brady, P.E. – [brady@taylorwiseman.com](mailto:brady@taylorwiseman.com)  
Municipal Planning Board Secretary: Angela Miller - 856-546-3232  
Municipal Review Engineer: Timothy Staszewski, P.E. - [timothy.staszewski@rve.com](mailto:timothy.staszewski@rve.com)

# CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

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

### Camden County Planning Board

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

Phone: 856.566.2978 Fax: 856.566.2988  
E-mail: [planningdivision@camdencounty.com](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: Lawnside Retail Site

Project Address (if applicable) & Municipality: 401 E. Oak Avenue & Grant Avenue/Borough of Lawnside

Abuts County Road: East Oak Avenue County Route No.: 667

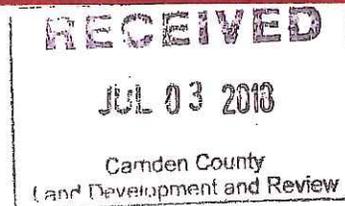
### Type of Submission (please check one):

- 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): 5

Block(s): 506

Lot(s): 1 & 2

Existing Zoning: Redevelopment Plan - Area 1

Variance(s) Required: Parking to allow 60 spaces where 98 is required.

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-21-1-18

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

**Applicant:** Vineland Construction Co. Phone: (856) 794-4706 Fax: (856) 794-4721  
**Address:** 228 W. Landis Ave., Suite 300, P.O. Box 1517 Town & State: Vineland, New Jersey  
**Email:** timothy.france@vinelandconstruction.com Zip.: 08362

**Attorney:** Steven J. Tripp, Esq. Phone: (732) 855-6076 Fax: (732) 726-6524  
**Address:** 90 Woodbridge Center Drive, Suite 900 Town & State: Woodbridge, New Jersey  
**Email:** stripp@wilentz.com Zip.: 07095

**Engineer:** Edward P. Brady, P.E. Phone: (856) 235-7200 Fax: (856) 722-9250  
**Address:** 124 Gaither Drive, Suite 150 Town & State: Mount Laurel, New Jersey  
**Email:** brady@taylorwiseman.com Zip.: 08054

**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 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 project proposes to demolish the current ±6,000 square foot building and build two (2) 9,800 square foot retail buildings with 60 space asphalt paved parking lot and stormwater management basin.  
 \_\_\_\_\_  
 \_\_\_\_\_

Increase in Impervious Coverage?:  YES /  NO Total Increase or Decrease: 0.847 acres  
 Total Amount of Land Disturbed: 2.749 acres  
 Total Gross SF of all Buildings/ Development: 19,600 S.F.  
 Total New Residential Units: N/A  
 Total New Jobs Created: N/A



SP-21-1-18

# 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? \_\_\_\_\_

Size of Existing Lot(s): Existing Block 506 Lot 1 = 3.06 acres and Block 506 Lot 2 = 1.41 acres to  
be consolidated to Proposed Block 506, Lot 1 = 4.46 acres

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

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

Title of Municipal Official: Acting Municipal Clerk

Authorized Municipal Signature: [Signature] Date: 7/2/18

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

Phone Number: 856-513-6210

## Signatures Required:

Name of Applicant: Vineland Construction Co. c/o Anne E. Koons, Vice President

Signature of Applicant: [Signature] Date: 7/2/18

Agent Completing Application: Taylor Wiseman & Taylor c/o Edward P. Brady, P.E.

Signature of Agent: [Signature] Date: 6/29/18

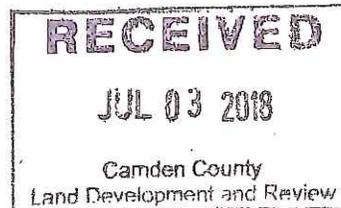
### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-21-1-18

### Stamp Date Received Below

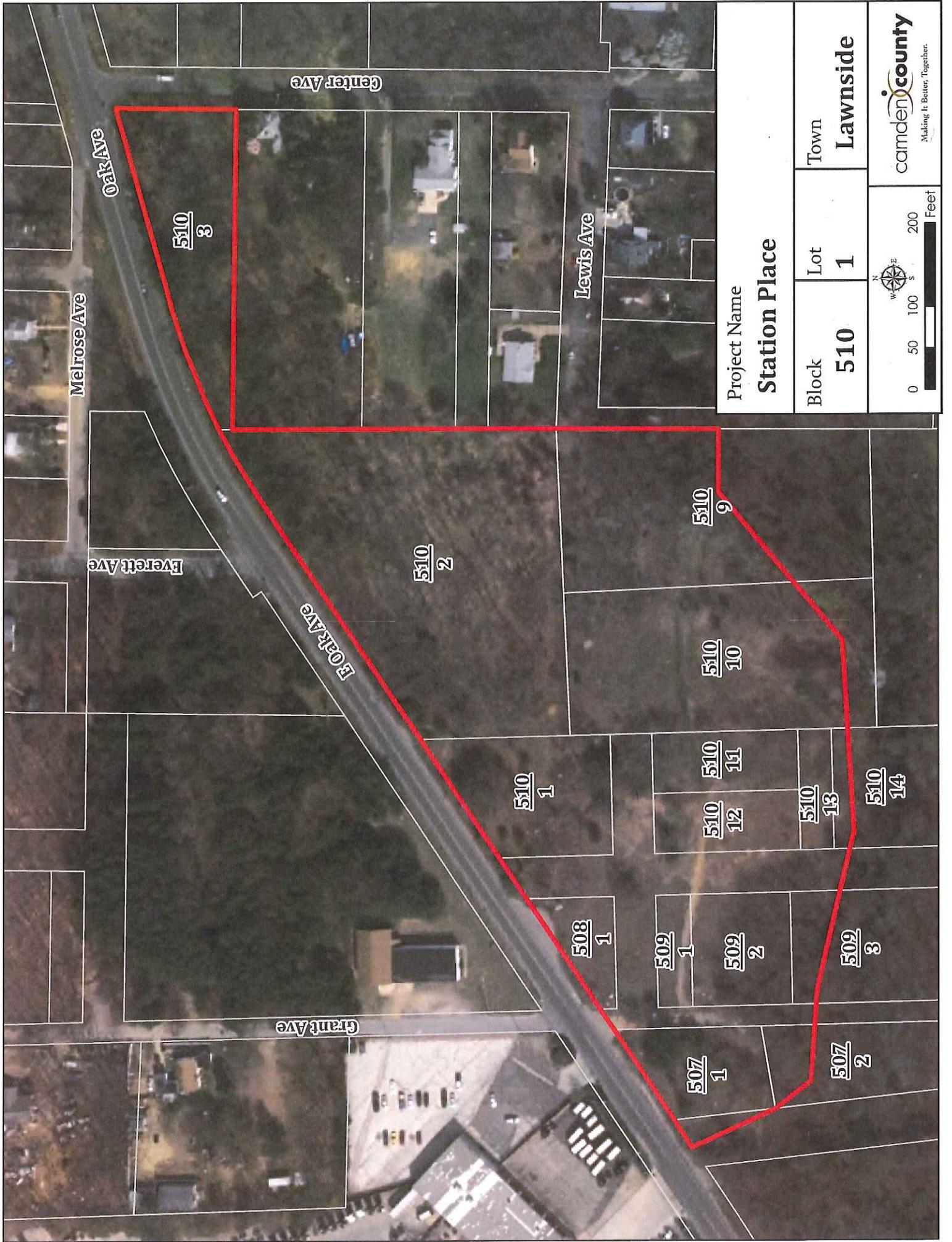




<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Station Place</b>
	Plan:	SP-21-2-18
	Municipality:	Lawnside
	Applicant:	Station Oak Partners, LLC.
	Abuts County Route:	Oak (Cr. 667)

Applicant is seeking approval to develop a 144 unit multi-family apartment complex consisting of 5 apartment buildings, a club house and a garage building. Parking, lighting and landscape improvements are included in the development.

76- one bedroom units and 68 - two-bedroom units .



Project Name  
**Station Place**

Block	Lot	Town
<b>510</b>	<b>1</b>	<b>Lawnside</b>

0 50 100 200 Feet

camden county  
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**Aerial Map**  
**Figure #1**  
**Scale**  
**Not to Scale**

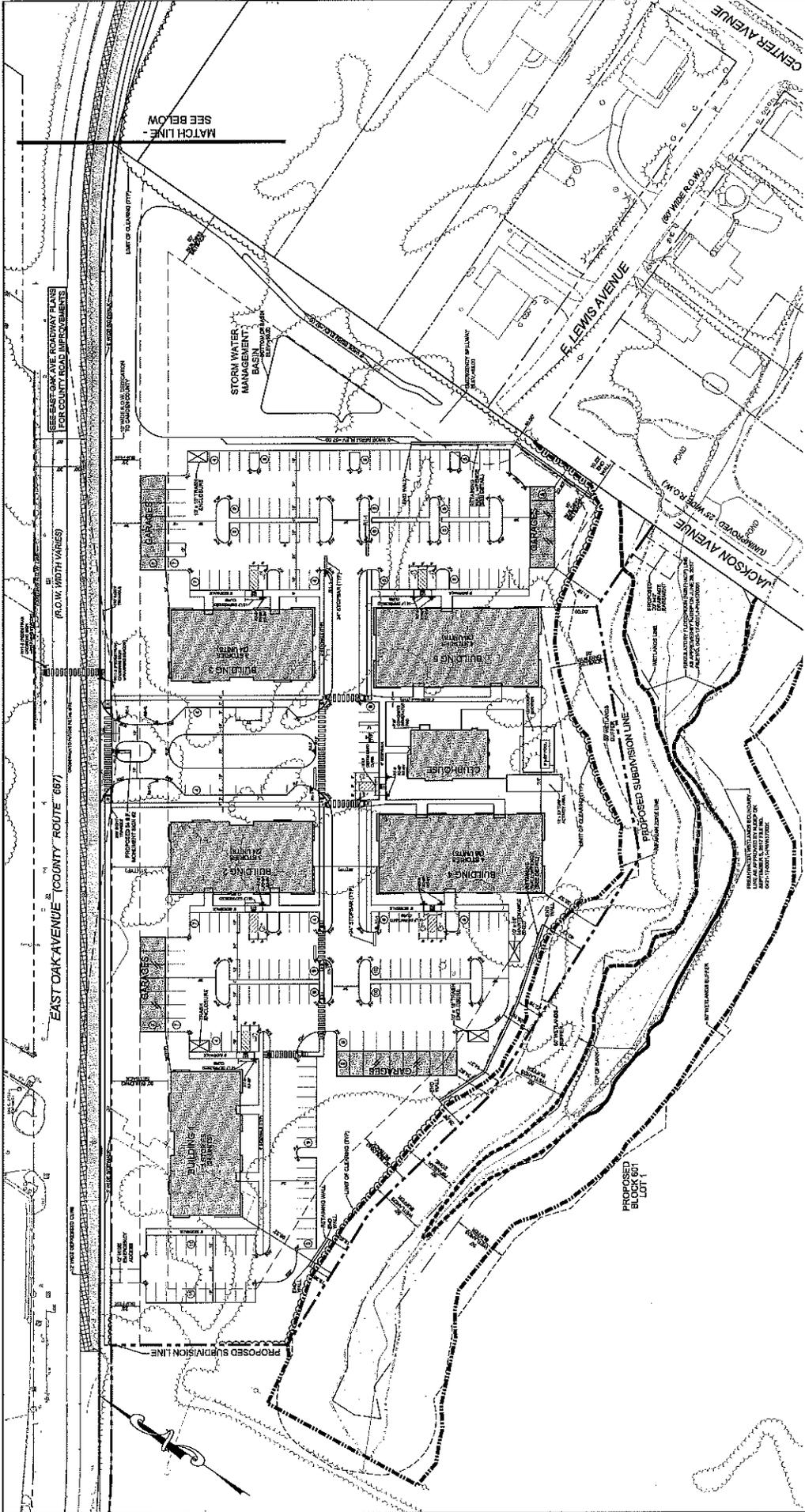
**Aerial Map**  
**For**  
**Station Place**  
**Situate**

**Plate 5, Block 510, Proposed Lot 1 & Existing Lot 3**  
**Borough of Lawnside, Camden County, New Jersey**



**Taylor Wiseman & Taylor**  
 ENGINEERS | SURVEYORS | SCIENTISTS

3P-21-2-18



**PRELIMINARY/FINAL SITE PLAN**

**STATION PLACE**  
 EAST STATION PLACE  
 BLOCK 601, LOT 1, EAST STATION PLACE, JACKSONVILLE, FLORIDA  
 AND LOT 1, EAST STATION PLACE, JACKSONVILLE, FLORIDA

**OWNER**  
 EDWARD P. BRADY

**DESIGNER**  
 Taylor Wiseman & Taylor  
 10000 W. UNIVERSITY BLVD., SUITE 100, JACKSONVILLE, FLORIDA 32216  
 TEL: 904.744.1111 FAX: 904.744.1112  
 WWW.TAYLORWISEMAN.COM

**DATE**  
 05/11/2011

**SCALE**  
 1" = 40'

**PROJECT NO.**  
 1100000000

**GRAPHIC SCALE: 1"=40'**

**LEGEND**

- EXISTING PAVED PARKING AREA SHALL BE PAVED TO ACCOMMODATE PROPOSED PARKING
- PROPOSED PARKING SHALL BE PAVED
- PROPOSED FULL DEPTH PAVEMENT RESURFACING

**NOTE:**  
 THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY PURSUANT TO FLA STAT 322.231 (9) OF THE FLA UNIFORM CONSTRUCTION CODE AND CFR 1928.32 (f) (OSH) COMPETENT PERSON.

**SEE ABOVE**

**SEE BELOW**



Project Name

**Station Place**

Block

**510**

Lot

**1**

Town

**Lawnside**



0 25 50 100 Feet

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

**COUNTY PLAN:  
SP-21-2-18**

Station Place  
**PROJECT NAME**

Borough of Lawnside  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

PLATE: 5&6

\_\_\_\_\_

PRELIMINARY PLAN

BLOCK: 510

\_\_\_\_\_

OTHER

LOT (s): 1

**NAME:** Station Place

**ADDRESS:** East Oak Avenue (C.R. 667)

**CITY:** Lawnside **STATE:** NJ **ZIP:** 08045

**SITE ABUTS COUNTY HIGHWAY:** East Oak Avenue (C.R. 667)

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

**GENERAL**

The applicant seeks approval to construct a 144 unit multi-family apartment development, which consists of five (5) apartment buildings with a total first floor area of 45,876 square foot, 3,088 square foot clubhouse and 7,656 square foot of garage area.

### The following documents have been reviewed:

1. Site plans entitled "Station Place", sheets 1-15 of 15, prepared by Taylor Wiseman & Taylor, dated June 20, 2018, revised to October 22, 2018.
2. Survey plan entitled "Survey of Property", sheet 1 of 1, prepared by Taylor Wiseman & Taylor, dated February 17, 2016.
3. Stormwater Management Report for "Station Place", prepared by Taylor Wiseman & Taylor, dated July 23, 2018, revised to September 7, 2018.
4. Roadway Improvement Plans entitled "East Oak Avenue (County Route No. 667)" prepared by Taylor Wiseman & Taylor, dated November 21, 2018.
5. Stormwater Management Report for "County Roadway Widening, East Oak Avenue (C.R. 667)", prepared by Taylor Wiseman & Taylor, dated November 21, 2018.

### RIGHT OF WAY

1. East Oak Avenue (C.R. 667) has a variable existing right-of-way, measuring sixty feet (60') at the location of this development. The applicant is required to provide ten (10) feet additional right-of-way through a dedication to Camden County to widen East Oak Avenue from the centerline along the applicant's frontage to the intersection of Center Avenue.
  - a. The site plan indicates the right-of-way dedication to Camden County.
  - b. The right-of-way dedication should extend ten feet (10') behind the proposed curb line.
  - c. The metes and bounds description of the roadway dedication prepared by a licensed surveyor in the State of New Jersey should be submitted for review and approval.
  - d. A copy of receipt of County filing of the right-of-way dedication must be provided to the County Planning Department prior to issuance of final approval.
2. A proposed sight triangle easement is shown at the proposed driveway on East Oak Avenue (C.R. 667). The Site Plan, sheet 3, should be revised to show the metes and bounds of the sight triangle easement.

### ROADWAY IMPROVEMENT PLANS

1. Roadway Improvement Plans showing all improvements in the County right-of-way at a larger scale as required for County review and showing all existing and proposed improvements, spot elevations and utilities have been provided.
2. The applicant is proposing 144 residential units in five (5) residential buildings. As a condition of Camden County approval, the County road widening improvements must be completed and approved by the municipal engineer and Camden County prior to the Lawnside Building Code Official issuance of the building permit for the third residential building. To further clarify this requirement, the applicant may install all utilities, grade the complete site, construct all internal roadways, construct all separate garage buildings, construct the clubhouse, and construct and obtain certificate of occupancy for one complete residential buildings without completion of the County road improvements. The building permits for any portion of the third residential building (foundation, walls, etc.) shall not be issued until the road widening improvements in the County right-of-way are installed and

approved by the municipal engineer and County Engineer. A note should be added to both the Site Plan and Roadway Improvement Plan indicating the County requirement as stated.

3. The applicant is proposing a utility location at a skew angle across Oak Avenue at the main residential entrance across from the proposed retail site. All plans should be revised to provide full width 2" mill and overlay with base repairs from the PT on either side of the residential driveway entrance and from curb to curb across the Oak Avenue (CR 667). The mill and overlay joint across the roadway should be 90 degrees to the roadway.
4. The current plans only indicate 2" mill and overlay of Oak Avenue to the closest lane width beyond the road widening area where there are no utility openings. The plans should be revised to include a note that additional 2" mill and asphalt pavement overlay areas within Oak Avenue (CR 667) may be required during construction by the municipal engineer, County Engineer, or County Public Works Director.
5. The applicant will be widening Oak Avenue (CR 667) along the applicant's frontage to the intersection of Center Avenue. During pre-application meetings with the applicant, Camden County agreed to maintaining the roadway centerline crown at the current location in the roadway cross section with the road widening. The following items are noted:
  - a. The three typical road sections provided on the far left of Sheet 3 should be provided on a separate Sheet within the plan set.
  - b. Additional typical road cross sections should be provided showing the full cross section of Oak Avenue (CR 667) curb to curb with the travel lane widths, center turning lane widths, bike lane widths, and the roadway crown location. The limits of mill and pavement should extend to a full lane width beyond the proposed road widening.
  - c. The number of typical road cross sections showing travel lanes may be different than the current three typical road sections depending on the proposed line striping.
6. All storm inlet numbers and structures within the County right-of-way should be labeled on the Roadway Plans and Profiles (Sheets 3-7) and on the roadway cross section (Sheets 13-22).
7. Each roadway cross section (Sheet 13-22) should provide a dimension for the width of mill and top pavement overlay.
8. The Roadway Improvement Plans should indicate the proposed sight triangle easement mentioned for the Site Plan and any other easements required.
9. An additional roadway cross section at the location of Proposed B inlet #207A (Station 41+50) should be added to the Roadway Improvement Plans. The proposed pipe should be labeled at this cross section and at Station 37+50.
10. Note 6 on the Key Map of the Roadway Improvement Plans should state that all concrete shall be 4,500psi.

11. The truncated dome detail should be noted to be used with the curb ramp details on the Roadway Improvement Plans.

## UTILITIES

1. Proposed improvements for the existing stormwater utilities along East Oak Avenue in the location of this project were included on the Roadway Improvement Plans.
2. The trench repairs have been indicated for the sanitary sewer and water main connections on East Oak Avenue.

## SITE PLAN

1. The applicant is proposing a driveway with full movement in and out onto East Oak Avenue (C.R. 667).
2. The centerline of the proposed driveway is approximately nine hundred eighty feet (980') west of the centerline of the intersection of East Oak Avenue (C.R. 667) with Center Avenue.
3. In accordance with Section 3.3.1.9, no portion of the driveway shall be located within ten (10) feet of a side property line. The plan complies.
4. The angle of the center line of the proposed driveway is ninety degrees (90°) to East Oak Avenue in conformance with Section 3.3.1.10.A.
5. The applicant is proposing a total driveway width of thirty feet (30') consisting of one (1) driveway aisle of fifteen feet (15') in each direction which is in conformance with 3.3.1.10.C.
6. The Site Plan, Sheet 3, should be revised to provide a concrete driveway apron for a distance of twenty-five feet (25') from the edge of the proposed roadway pavement in accordance with Section 3.3.1.10.E.
7. A legend should be provided on the Site Plan, Sheet 3, showing existing and proposed site improvement items, including curb and sidewalk. The proposed sidewalk should be shown as concrete on the plans.
8. The proposed pavement widening, curb and sidewalk along East Oak Avenue (C.R. 667) to be replaced by this applicant outside of the property limits should be noted and specified on the Roadway Improvement Plans.
9. The location of crosswalks and ADA ramps must be coordinated between the Site Plans and Roadway Improvement Plans at the site entrance.

## STORMWATER MANAGEMENT NJAC 7:8

1. The applicant must address revisions to the stormwater management analysis as specified in the RVE review letter dated August 13, 2018.

2. The stormwater report provides a summary chart documenting that the pre- and post peak rates of runoff for the site comply with the NJAC 7:8 requirements. This must be confirmed after revisions are addressed.
3. Profiles of the drainage system should be provided for review.
4. The existing storm structures along East Oak Avenue (C.R. 667) to be affected by the road widening are indicated on the Roadway Improvement Plans, which include replacement and removal of structures. The existing pipe should be noted to be removed near Proposed B inlet #200.
5. Proposed B inlet #200 should be labeled on the Roadway Improvement Plans and the data for this inlet and Proposed B inlet #207A should be coordinated between the Site Plans and Roadway Improvement Plans.
6. A Low Impact Development Checklist should be provided within the County roadway widening stormwater report.
7. Maintenance plans in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided by the applicant for both the site stormwater management system and the County roadway widening stormwater management system in order to ensure that the stormwater systems can be maintained in perpetuity.
8. 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.

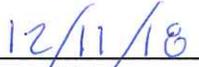
## **DETAILS**

1. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
2. The Trench Replacement for County Road & Ground Opening detail should note a compressive strength of 4,500 psi in note 6.
3. The following County details are required for improvements in the County right-of-way:
  - a. Detail 1, County Curb,
  - b. Detail 6, Concrete Driveway Apron,
  - c. County sidewalk detail,
  - d. Roadway Restoration detail,
  - e. County pavement detail,
  - f. Any other county details as required for construction.

## 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 road openings will require a Road Opening Permit from the Camden County Highway Department.
3. 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.
4. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
5. Underground irrigation systems shall not be located within the County right-of-way.

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

  
\_\_\_\_\_  
DATE



Cc: Applicant: bob@BuckinghamPartners.com  
Applicant Attorney: Steve J. Tripp, Esq. – stripp@wilentz.com  
Applicant Engineer: Edward P. Brady, P.E. – brady@taylorwiseman.com  
Municipal Planning Board Secretary: Angela Miller – vincette2@aol.com  
Municipal Review Engineer: Dena Moore Johnson, P.E. – 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](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: Station Place

Project Address (if applicable) & Municipality: East Oak Avenue (C.R. #667)/Borough of Lawnside

Abuts County Road: East Oak Avenue County Route No.: 667

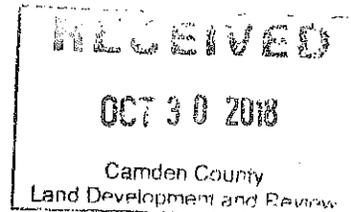
### Type of Submission (please check one):

- 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): See Attached List

Existing Zoning: Redevelopment Plan - Area 2

Block(s): \_\_\_\_\_

Variance(s) Required: See Attached List

Lot(s): \_\_\_\_\_

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-21-2-18

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Station Oak Partners, LLC Phone: (856) 428-3829 Fax: \_\_\_\_\_

Address: 50 East Mount Pleasant Avenue Town & State: Livingston, New Jersey

Email: bob@BuckinghamPartners.com Zip.: 07039

Attorney: Steven J. Tripp, Esq. Phone: (732) 855-6076 Fax: (732) 726-6524

Address: 90 Woodbridge Center Drive, Suite 900 Town & State: Woodbridge, New Jersey

Email: stripp@wilentz.com Zip.: 07095

Engineer: Edward P. Brady, P.E. Phone: (856) 235-7200 Fax: (856) 722-9250

Address: 124 Gaither Drive, Suite 150 Town & State: Mount Laurel, New Jersey

Email: brady@taylorwiseman.com Zip.: 08054

**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: \_\_\_\_\_

The application is being made for a 144 unit multi-family apartment development which consists of five (5) apartment buildings with a total first floor area of 45,876 S.F., 3,088 S.F. clubhouse and 7,656 S.F. of garage area.

\_\_\_\_\_

\_\_\_\_\_

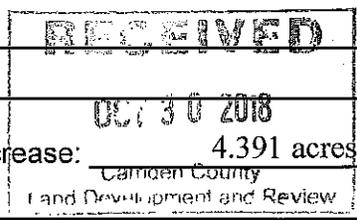
Increase in Impervious Coverage?:  YES/ NO Total  Increase or Decrease: 4.391 acres

Total Amount of Land Disturbed: 8.31 acres

Total Gross SF of all Buildings/ Development: 45,876 S.F. Apartment building, 3,088 S.F. Clubhouse and 7,656 S.F. of garage area

Total New Residential Units: 76 one-bedroom units, 68 two-bedroom units. Total 144 units

Total New Jobs Created: N/A



# 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: Acting Municipal Clerk

Authorized Municipal Signature: Marsha Wejtt      Date: 7/13/18

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

Phone Number: 856-573-6200

## Signatures Required:

Name of Applicant: Station Oak Partners, LLC c/o Bob Dale

Signature of Applicant: [Signature]      Date: 9/13/18

Agent Completing Application: Taylor Wiseman & Taylor c/o Edward P. Brady, P.E.

Signature of Agent: Edward P. Brady      Date: 8/24/18

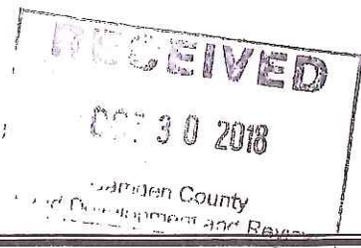
### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-21-2-18

### Stamp Date Received Below



# CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

## Company/ Organization Information

Name of Company/Organization: Station Oak Partners, 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
------	---------	-------

8005 ROBERT, LLC 8005 ROBERTS AVENUE

SEA ISLE CITY, NJ 08243

(THE ONLY PERSON OWNING A 10% OR GREATER INTEREST IN 8005 ROBERTS, LLC  
IS BRENDA DALE, AT THE SAME ADDRESS AS 8005 ROBERTS, LLC)

STERLING/LAWNSIDE, LLC 50 EAST MOUNT PLEASANT AVENUE

LIVINGSTON, NJ 07039

(THE ONLY PERSONS OWNING A 10% OF GREATER INTEREST IN STERLING/  
LAWNSIDE, LLC ARE STEVEN W. KATZ AND WAYNE ZUCKERMAN,  
AT THE SAME ADDRESS AS STERLING/LAWNSIDE, LLC.)

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

X [Signature] MANAGER  
Signature of Owner & Title

X \_\_\_\_\_  
Signature of Owner & Title



SP-21-2-18