

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 October 23<sup>rd</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

### Subdivision

- a. M-16-1-18 - 567 Warwick Road – Haddonfield

### Site Plan/ Commercial Subdivision

- b. SP-15-10-17 - Holiday Inn express and Suites – Gloucester Twp.
- c. SP-34-2-18 – Voorhees Animal Orphanage – Voorhees Twp.
- d. SP-34-8-17/M-34-4-17 – LIDL – Voorhees Twp.

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**

**October 23, 2018**

***Minor/Major Subdivisions***

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
M-1	567 Warwick Road	M-16-1-18	Haddonfield	2 lot residential subdivision
M-2				

***Site Plans***

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Holiday Inn Express and Suites	SP-15-10-17	Gloucester Twp.	development of a 73 room hotel
SP-2	Voorhees Animal Orphanage	SP-34-2-18	Voorhees Twp.	animal hospital expansion
SP-3	LIDL	SP-34-8-17/ M 34-4-17	Voorhees Twp.	commercial subdivision and of grocery store

**Camden County Planning Board**  
**County Public Works Complex, Lindenwold**  
**6:00 PM**  
**September 25, 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. Dan Cosner, Mr. Tom Schina, Ms. Alexis Williams, Mr. Ryan Doran, Mr. Tom Bock, 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 August 28, 2018 meeting by Mr. Doran and seconded by Mr. Schina; all present were in favor.

**Review of Projects for Board Action**

**SP-3-2-18                      Chick-Fil-A                      Barrington**

Duncan Prime, Esq. was present for the application.

The applicant is proposing to construct a 4,998 SF high turnover fast food restaurant and associated site improvement at the site of an existing vacated bank and two (2) residential dwellings. The site contains three (3) lots containing (3) existing buildings (2 dwellings and a bank) and an existing residential accessory garage. All existing structures are to be demolished.

Project site is on the White Horse Pike US Rt. 30 and Bell Ave in Barrington - site disturbs more than 1 acre of impervious coverage.

They were approved in Barrington on August 27<sup>th</sup> and are waiting the resolution.

There is no traffic impact and no storm water impact to the County.

Working on all comments from Municipal Engineer for storm water.

Agree to the County Engineer report in which they must show correspondence of storm water comments from municipal engineer and also must submit 2 sets of final site plans.

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

**SP-15-7-18                      Dave and Busters                      Gloucester Township**

Lou D'Arminio, Esq. and Brett Owens, PE were present for the application.

The applicant is seeking permission to construct a 40,489 SF Dave and Buster's Indoor Game Center and associated site improvements on a previously approved out parcel of the Gloucester Premium Outlets Shopping Center. the project site is surrounded by NJSH rt. 42, Cooper Blvd. (Cr. 762) and College Drive (Cr. 673).

Once they receive full approvals then will develop and buy property from Simon/Preit.

There will be 420 parking spaces. Ms. Williams asked why so many when not needed. Dave and Buster's is different restaurant. Customers stay longer since it is also an arcade so need more spaces.

There will be a retaining wall and guiderail on the Robert Kelly Blvd in which the easement should state that it is the responsibility of the property owner.

The applicant will agree to all the County Engineer's comments.

A technical waiver is required to permit 2 two-way driveways onto the County Road. A technical waiver is also required to permit the proposed distance between the two driveways of 280' where 400' is required.

Hours of operation are different from normal operation of a restaurant and bar.

There will be pedestrian signage.

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

#### **PUBLIC COMMENTS**

None.

#### **CHAIRMAN'S REPORT**

None.

#### **ATTORNEY'S REPORT**

None.

#### **COUNTY ENGINEER'S REPORT**

None.

#### **COUNTY PLANNING REPORT**

Applications that have been canceled by the applicant:

- a. SP-15-7-17/MJ-15-1-17-LIDL Grocery Store, Gloucester Twp.-terminated by applicant
- b. SP-15-10-16 – Entenmann's Sale Center, Gloucester Twp.-not moving forward - terminated

#### **NEW BUSINESS**

None.

#### **OLD BUSINESS**

None

**ADJOURNMENT**

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

Respectfully Submitted,  
Carol Sigman  
Land Development & Review Clerk

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>567 Warwick Rd.</b>
	Plan:	M-16-1-18
	Municipality:	Haddonfield
	Applicant:	Ann Grimes and Mark Thomas
	Abuts County Route:	Warwick Rd. (Cr. 669)

The applicant is seeking approval to subdivide an existing residential lot into two lots and build a home on the second lot.

The existing lot currently has a home constructed on it and no changes will be made.



Project Name

**567 Warwick Rd**

Block

**64**

Lot

**1**

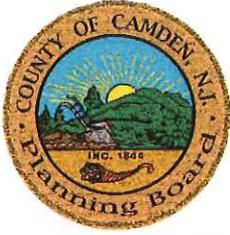
Town

**Haddonfield**



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

**COUNTY PLAN:  
M-16-1-18**

567 Warwick Rd.

**PROJECT NAME**

Haddonfield

**MUNICIPALITY**

**TYPE OF PLAN**

SITE PLAN

PRELIMINARY PLAN

OTHER

**TAX MAP DATA**

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

BLOCK: 64

LOT (s): 1

**REVIEW STATUS**

\_\_\_\_\_

**NAME:** and Grimes and Mark Thomas

**ADDRESS:** 1520 Drake Ave

**CITY:** Burlingame **STATE:** California **ZIP:** 94010

**SITE ABUTS COUNTY HIGHWAY:**

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

**GENERAL**

The applicant is seeking approval to subdivide and existing residential lot into two lots and build a home on the second lot. The existing lot currently has a home constructed on it and no changes will be made.

**The following documents have been reviewed:**

1. Land Title Survey for 567 Warwick Rd., prepared by Stantec, dated 10/4/2018.
2. Minor Subdivision Plan for 567 Warwick Rd., prepared by Stantec, dated 9/14/18

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Warwick Rd. (CR 669) has a proposed right-of-way of 66 feet, with an existing right-of-way of 60 feet. The applicant is required to provide

additional right-of-way of 3 feet through a roadway easement to widen County Road from the centerline along the applicant's frontage. The following is noted:

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

## ADMINISTRATIVE

1. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
2. 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.

This application requires a permit for the construction of the driveway. Upon applying for a permit from Camden County the Permits Office will supply the construction details for the driveway.

## OUTSIDE AGENCY APPROVALS

3. Applicant is responsible for all environmental permits required.
4. Applicant is responsible for obtaining all Pinelands Commission permits and approvals.

  
\_\_\_\_\_  
Andrew Levecchia PP, AICP  
County Planner

10/15/2010  
DATE



Cc: Applicant: N/A

Applicant Attorney: Damien Del Duca, Esq. - [dod@delducalewis.com](mailto:dod@delducalewis.com)

Applicant Engineer: Odenheimer, Joseph. PE [Joseph.Odenheimer@stantec.com](mailto:Joseph.Odenheimer@stantec.com)

Municipal Planning Board Secretary: Steve Walko [swalko@haddonfield-nj.gov](mailto:swalko@haddonfield-nj.gov)

Municipal Review Engineer: Greg Sullivan, PE [gregory.sullivan@rve.com](mailto:gregory.sullivan@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: 567 Warwick Road

Project Address (if applicable) & Municipality: 567 Warwick Road, Haddonfield, New Jersey

Abuts County Road: Warwick Road County Route No.: 669

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

Block(s): 64

Lot(s): 1

Existing Zoning: R-4 Residential zoning district.

Variance(s) Required: There are no known variances or waivers 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.

M-16-1-18

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Ann Grimes and Mark Thomas, Trustees Phone: 650-455-1324 (Ann) Fax: \_\_\_\_\_  
 Address: 1520 Drake Avenue Town & State: Burlingame, California  
 Email: Grimes.ann@gmail.com Zip.: 94010

Attorney: Damien O. Del Duca, Esquire Phone: (856) 427-4200 Fax: (856) 427-4241  
 Address: 21 E. Euclid Avenue, Suite 100 Town & State: Haddonfield, New Jersey  
 Email: dod@delducalewis.com Zip.: 08033

Engineer: Clifton Quay, PE, PP/Stantec Phone: (856) 905-8453 Fax: (856) 234-5928  
 Address: 10000 Midlantic Drive Suite 300W Town & State: Mount Laurel, New Jersey  
 Email: Clifton.Quay@stantec.com Zip.: 08054

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

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

**Project Description & Statistics:**

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

The applicants proposed to subdivide the property into two fully compliant residential building lots. Proposed lot 1.01 is proposed to be 40,975 sf. Proposed lot 1.02 is proposed to be 23,237 sf.

Increase in Impervious Coverage?: YES /  NO Total Increase or Decrease: N/A

Total Amount of Land Disturbed: 62,212 sf lot being divided into a 40,975 sf lot and 23,237 sf lot.

Total Gross SF of all Buildings/ Development: N/A

Total New Residential Units: N/A

Total New Jobs Created: N/A

M-14-1-18



# 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? 1

Size of Existing Lot(s): 62,212 sf

Portion to be Subdivided: Proposed lot 1 to be 40,975 sf; proposed lot 2 to be 23,237 sf.

## Municipal Use:

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

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

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

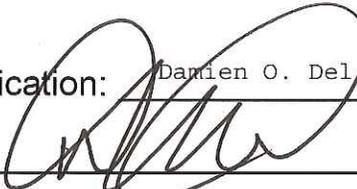
Phone Number: \_\_\_\_\_

## Signatures Required:

Name of Applicant: Ann Grimes and Mark Thomas

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Agent Completing Application: Damien O. Del Duca, Esquire, attorney for applicants

Signature of Agent:  \_\_\_\_\_ Date: 9/4/18

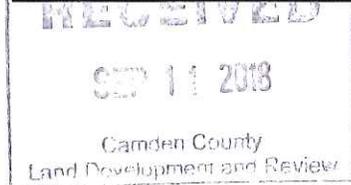
### For County Use:

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

Fees Included with Application: YES / NO

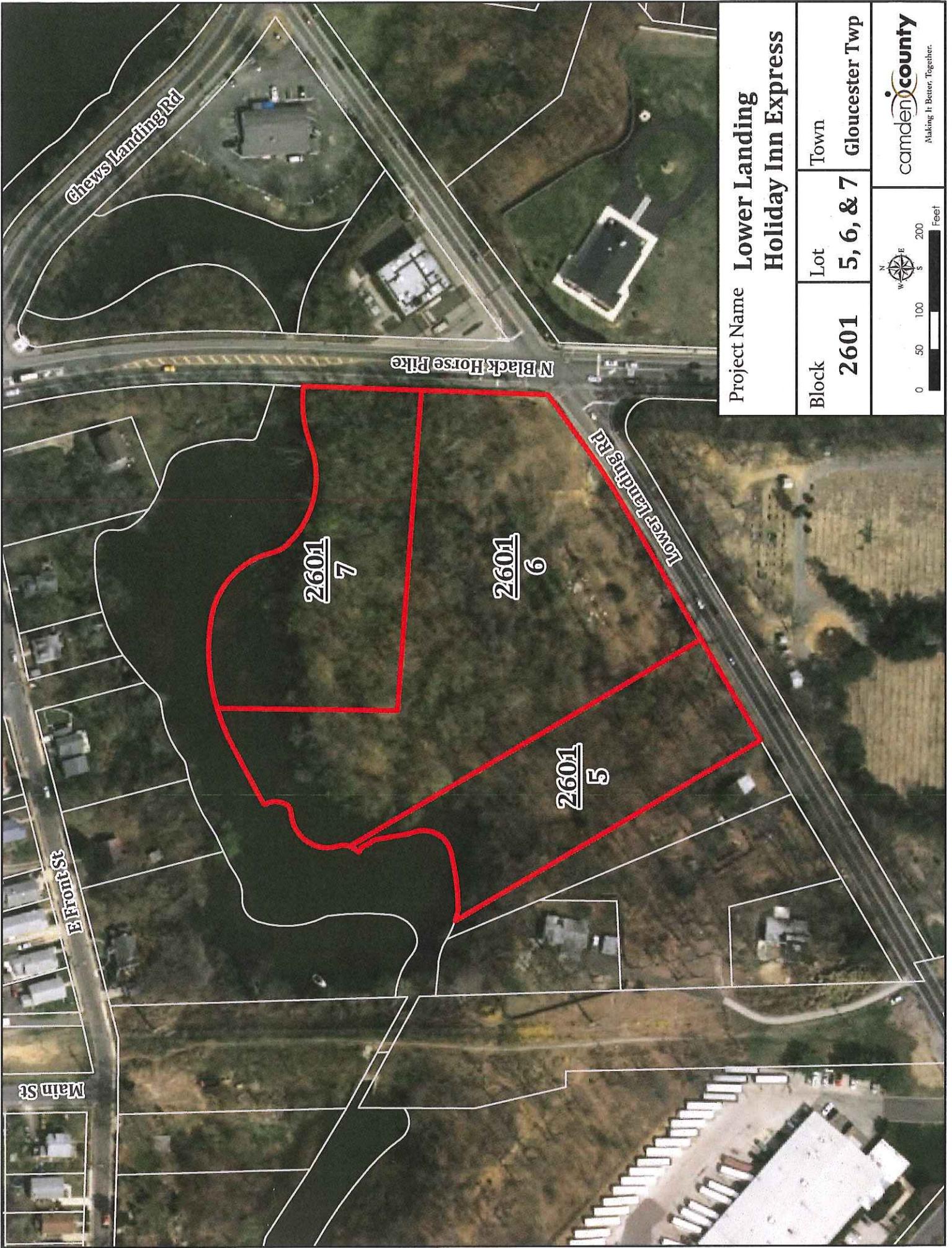
County Plan Number: M-16-1-18

### Stamp Date Received Below



<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Holiday Inn Express &amp; Suites</b>
	Plan:	SP-15-10-17
	Municipality:	Gloucester Twp.
	Applicant:	Sahaj Hospitality, LLC
	Abuts County Route:	Lower Landing Rd. (CR 681)

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).



Project Name

**Lower Landing  
Holiday Inn Express**

Block

**2601**

Lot

**5, 6, & 7**

Town

**Gloucester Twp**



0 50 100 200 Feet

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

**THE PETTIT GROUP, LLC**  
 Engineering • Architecture • Planning  
 497 Centre Street • Southfield, MI 48060  
 Tel: 856-464-9600 Fax: 856-464-9606  
 www.pettitgroup.com  
 (Michigan of Amendment No. 2017-01100)

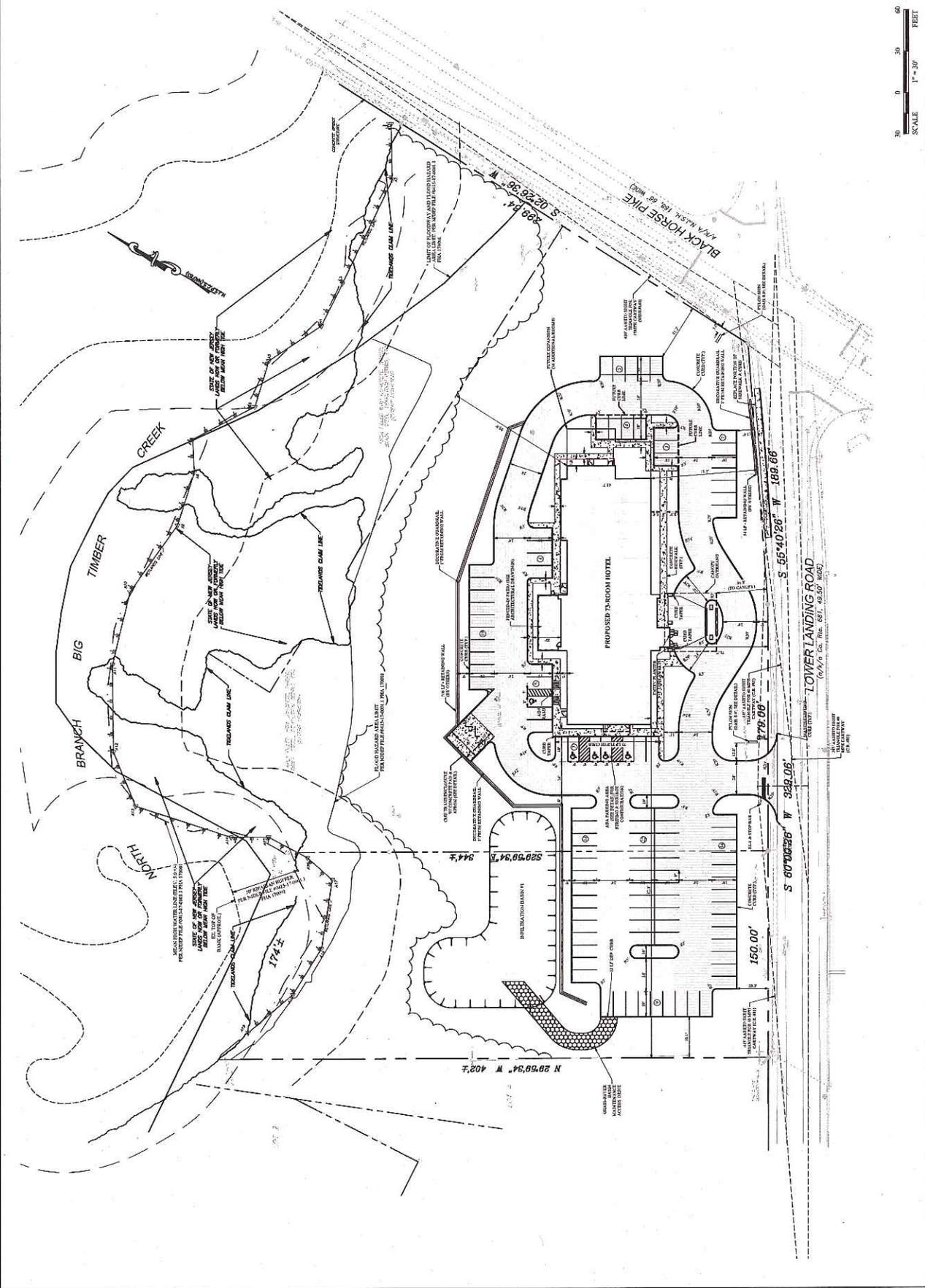
NO.	DATE	REVISIONS
1	10/10/2017	ISSUE FOR PERMIT
2	10/10/2017	FOR RECORD

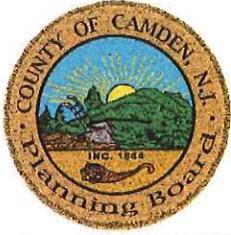
**FOR APPROVAL PURPOSES ONLY**  
 ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. DIMENSIONS SHALL BE TAKEN FROM THE CENTERLINE OF THE ROAD OR FROM THE CENTERLINE OF THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE DIMENSIONS SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED BY THE SURVEYOR AND ARE SUBJECT TO THE ACCURACY OF THE SURVEY. THE SURVEYOR'S REPORT IS A PART OF THIS PLAN. THE DIMENSIONS SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED BY THE SURVEYOR AND ARE SUBJECT TO THE ACCURACY OF THE SURVEY. THE SURVEYOR'S REPORT IS A PART OF THIS PLAN.

**PRELIMINARY & FINAL MAJOR SITE PLAN**  
 1000 BLACK HORSE PIKE  
 BLACK HORSE PIKE  
 TOWNSHIP OF CLAUDESTER  
 COUNTY OF NEW JERSEY  
 FOR  
 SAMHOSPITALITY, LLC  
 1000 N. BLACK HORSE PIKE  
 BRUNSWICK, NJ 08816

**SITE PLAN**  
 JOHN M. PETTIT, PE, PLS  
 State of Michigan License No. 0012000  
 State of New Jersey License No. 120000  
 State of Pennsylvania License No. 120000  
 State of Virginia License No. 120000  
 State of North Carolina License No. 120000  
 State of South Carolina License No. 120000  
 State of Georgia License No. 120000  
 State of Florida License No. 120000  
 State of Alabama License No. 120000  
 State of Louisiana License No. 120000  
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 State of Tennessee License No. 120000  
 State of West Virginia License No. 120000  
 State of Maryland License No. 120000  
 State of Delaware License No. 120000  
 State of New York License No. 120000  
 State of Connecticut License No. 120000  
 State of Rhode Island License No. 120000  
 State of Massachusetts License No. 120000  
 State of Vermont License No. 120000  
 State of New Hampshire License No. 120000  
 State of Maine License No. 120000  
 State of Hawaii License No. 120000

SHEET NO. **4** OF **14**  
 SCALE 1" = 20'  
 FEET





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

**COUNTY PLAN:  
SP-15-10-17**

Lower Landing Road  
Holiday Inn Express & Suites  
**PROJECT NAME**

Gloucester Twp.  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

PLATE: 26

\_\_\_\_\_

PRELIMINARY PLAN

BLOCK: 2601

\_\_\_\_\_

OTHER

LOT (s): 5, 6, & 7

**NAME:** Sahaj Hospitality, LLC

**ADDRESS:** 200 N. Black Horse Pike

**CITY:** Blackwood **STATE:** NJ **ZIP:** 08012

**SITE ABUTS COUNTY HIGHWAY:** Lower Landing Road (CR 681)

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

**GENERAL**

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).

**The following documents have been reviewed:**

1. Plan entitled "Preliminary & Final Major Site Plan, 2000 Black Horse Pike, Block 2601, Lots 5, 6 & 7, Plate 26, Township of Gloucester, Camden County, New Jersey", prepared by The Pettit Group, LLC; dated May 18, 2017 last revised August 6, 2018.
2. Stormwater Management Report for "Atul Patel, Block 2601, Lots 5, 6 & 7, Plate 26, Gloucester Township, Camden County, New Jersey", prepared by The Pettit Group, LLC; dated April 2017 last revised July 2018.

3. Traffic Engineering Assessment for "Hotel-Gloucester Township, Block 2601, Lots 5, 6 & 7, Plate 26, Township of Gloucester, Camden County, New Jersey", prepared by Shropshire Associates LLC; dated July 26, 2018.
4. NJDEP FHA Verification Plan, 2000 Black Horse Pike, Block 2601, Lots 5, 6 & 7, Plate 26, Township of Gloucester, Camden County, New Jersey", prepared by The Pettit Group, LLC; dated February 3, 2017 last revised April 27, 2017.
5. Letter addressed to Township of Gloucester, prepared by BACH Associates, PC, dated November 21, 2017.
6. Camden County Planning Board Application Submission Requirements dated October 25, 2017.
7. Camden County Planning Board Application Affidavit of Ownership, dated October 18, 2017.
8. Township of Gloucester Land Development Application, dated October 2, 2017.
9. Township of Gloucester Inter-Office Correspondence to Redevelopment Entity, Application #17008RDFSS dated November 14, 2017.
10. New Jersey Department of Environmental Protection Freshwater Wetlands Letter of Interpretation Line Verification, File No. 0415-17-0001.1, Activity Number FWW170001, dated April 17, 2018.

## RIGHT OF WAY

1. The Camden County Master Plan indicates that Lower Landing Road (CR 681) has a proposed right-of-way of 74 feet, with an existing right-of-way of 49.50 feet with the distance from the center line to the property line of 24.75. In accordance with 3.1.1, the applicant is required to provide additional right-of-way in the amount of 12.25 feet through a roadway easement to widen County Road from the centerline along the applicant's frontage. The following is noted:
  - a. The site plan should be revised to indicate the roadway easement dedicated to Camden County.
  - b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
  - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.
2. In accordance with 3.1.2, sight triangle easements should be provided on the Site Plan, Sheet 4 and Landscape Plan, Sheet 8. 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.

## SITE PLAN

1. If the applicant proposes significant changes within the County right-of-way, the Site Plan set should be revised to include plan sheets for Improvements within the County right-of-way including but not limited to grading plans, roadway profiles and cross sections.
2. The Demolition Plan, Sheet 3, should be revised to clearly show all improvements to be

removed within the County right-of-way. The depressed curb and bituminous apron on the western side of the site should be shown to be removed.

3. In accordance with 3.3.1.8, new roads shall be located to provide an unobstructed line of sight.
4. 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.
5. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

3.3.1.8 Intersections, Left Turn, Stopping Sight Distance **Plan Does Not Conform – Proposed Landscaping within sightline of left turn and right turn- The Site Plan, Sheet 3 and Landscape Plan, Sheet 8, should be revised to show that the area within the 360' Sight Triangle shall be free of all vegetation or obstructions 18" high or higher.**

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

The plans should be revised to provide depressed concrete curb and concrete apron at the driveway.

3.3.1.16 Pavement Markings **Plan Does Not Conform – No striping detail provided - As part of the submission of the Roadway Improvement Plans the applicant must include a roadway striping plan.**

In addition, Camden County strongly recommends striping the shoulder for the 800ft +/- bike lane connecting to the Gloucester Twp. Health and Exercise Trail.

## TRAFFIC

- 1.
- 2.
- 3.
4. The traffic review from Maser Consulting, PA dated October 15, 2018 is attached.

## UTILITIES

1. The applicant is connecting potable water and fire laterals to the water main within the center of Lower Landing Road. The plans should be revised to show trench restoration for the wet tap and water connection along with 2" mill and 9.5M64 pavement from curb to curb between the driveway apron point of tangencies (PTs). A County Road opening permit will be required for all work in the County right-of-way.
2. The applicant is connecting the sanitary sewer within the driveway. The manhole will be located within the concrete apron. The plans should note that the sanitary manhole must be set level with the concrete driveway apron because the manhole will be located within the accessible route.

## 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. A stormwater management basin has been provided that does not meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge. The applicant's engineer should provide additional documentation that:
  - a. The final design meets the hydraulic impact requirements of NJAC 7:8-5.4(a)2iv
  - b. There is a discrepancy between the test pit information provided on the Site Plans and the Stormwater Investigation Letter provided in the Stormwater Management Report. The Applicant's Engineer shall review and revise the Site Plans and supporting calculations accordingly.
  - c. There is a discrepancy in the basin bottom elevation between the Grading Plan, Basin Cross Section & Spillway Details, and Hydrology Calculations.
  - d. There is a discrepancy in the basin bottom area between the Hydrology Calculations and Groundwater Recharge calculations. Also confirm the dBMP and dBMPu input parameters on the Groundwater Recharge spreadsheet.
2. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant in order to ensure that the stormwater system can be maintained in perpetuity. The Applicant's Engineer shall address how access shall be provided to the basin for maintenance.
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 storm sewer system shall be designed with a minimum full flow velocity of three feet per second and a maximum velocity of fifteen feet per second. The applicant should document that the design meets this criteria.
5. In accordance with Section 3.5.2.1.A, all storm sewer inlets adjacent to properties under development must meet County Stormwater permit and provide a bicycle safe grate and Type N-Eco back plate. The plans should be revised accordingly.

## DETAILS

1. The following County Standard details are required for improvements in the County right-of-way:
  - Detail 1, Standard 8"X9"X18" Concrete Vertical Curb
  - Detail 3, Standard Depressed Concrete Curb and Gutter Detail
  - Detail 5, Standard concrete sidewalk
  - Detail 6, Standard Concrete Driveway and Concrete Apron

- Detail 9, Standard Driveway Treatment: Apron and Flare (Plan View)
- Detail 10, Standard Pavement Marking Legend
- Detail 15, Curb Inlet with Bicycle Safe grate and Type "N-Eco" Curb Piece
- Detail 18B, Roadway Restoration for Curb Installation
- Detail 19, Trench Restoration Detail

## 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 any improvements or modifications to the traffic signal at Route 168 and Lower Landing Road (County Route 681). If applicable, 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 environmental permits required.

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

\_\_\_\_\_  
10/17/18  
DATE



cc: Applicant: [sharkroti@gmail.com](mailto:sharkroti@gmail.com)  
Applicant Attorney: Damien DeDuca, Esq. [dod@delducalewis.com](mailto:dod@delducalewis.com)  
Applicant Engineer: [jpettit@pettitgroup.com](mailto:jpettit@pettitgroup.com) ; [dkreck@pettitgroup.com](mailto:dkreck@pettitgroup.com)  
Municipal Planning Board Secretary: [klechner@glotwp.com](mailto:klechner@glotwp.com)  
Municipal Review Engineer: [sbach@bachdesigngroup.com](mailto:sbach@bachdesigngroup.com)



Engineers  
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Surveyors  
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Environmental Scientists

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F: 609.587.8260  
www.maserconsulting.com

## MEMORANDUM

**To:** Kevin Becica, P.E., Camden County Engineer

**From:** Maurice Rached, P.E., PTOE, Maser Consulting

**Date:** October 15, 2018

**Re:** Second Traffic Review  
Holiday Inn Express & Suites  
Gloucester Township, Camden County, New Jersey  
County Planning Board File SP-15-10-17  
MC Project No. 17005805G

---

As requested, Maser Consulting conducted a review of the land development plans submitted in conjunction with the development of a proposed hotel on the northwesterly corner of the intersection of Black Horse Pike (State Route 168) and Lower Landing Road (County Route 681), in the Township of Gloucester.

The following documents were reviewed:

- *Preliminary/Final Major Site Plan*, prepared by The Pettit Group, LLC, dated May 18, 2017.
- *Preliminary/Final Major Site Plan*, prepared by The Pettit Group, LLC, dated May 18, 2017 and revised August 6, 2018.
- *Traffic Engineering Assessment*, prepared by Shropshire Associates, LLC, dated July 26, 2018

As a result of this review, the following comments are provided.

**1. Site Plan – Sheet No. 4 of 14 (Previous Comment)**

Install double solid yellow centerlines for about 50 feet on the driveway servicing the site in advance of the stop bar.

**This comment has been satisfied.**



**2. Site Plan – Sheet No. 4 of 14 (Previous Comment)**

For a 40-mph speed limit, the intersection sight distance is 445 feet looking both ways. The note and corresponding geometry referring to 385 feet should be corrected to reflect 445 feet.

**This comment has been satisfied.**

**3. Site Plan – Sheet No. 4 of 14 (Previous Comment)**

The plan shows sight triangles for the intersection of Black Horse Pike (State Route 168) and Lower landing Road (County Route 681), which is not necessary since this intersection is signalized.

**This comment has been satisfied.**

**4. Site Plan – Sheet No. 4 of 14 (Previous Comment)**

The depiction of the sightlines, intersection sight distances, and corresponding notations is not very clear. It is recommended that the notations be revised to provide more clarity.

**This comment has been satisfied.**

**5. Site Plan – Sheet No. 4 of 14 (Previous Comment)**

Accessible ramps need to be shown on the driveway servicing the site, since the area has an existing sidewalk.

**This comment has been satisfied.**

**6. Construction Details – Sheet No. 11 of 14 (Previous Comment)**

The Stop sign detail needs to reflect a breakaway assembly.

**This comment has been satisfied.**

**7. Traffic Engineering Assessment (New Comment)**

The traffic study recommends optimizing the timing schedule for the intersection of Black Horse Pike (State Route 168) and Lower Landing Road (County Route 681) to mitigate the traffic impact of this proposed land use.

This will require the submission of a Street Permit application to the New Jersey Department of Transportation. It is the developer's responsibility to prepare the necessary forms and documents for this application and pay the required fees. The County, as required by the NJDOT, will sign the application upon verifications that the submission is consistent with the County's review and the satisfaction of the applicable conditions.



Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

1000 Waterview Drive, Suite 201  
Hamilton, NJ 08691  
T: 609.587.8200  
F: 609.587.8260  
www.maserconsulting.com

## MEMORANDUM

**To: Kevin Becica, P.E., Camden County Engineer**

**From: Maurice Rached, P.E., PTOE, Maser Consulting**

**Date: January 8, 2018**

**Re: Traffic Review  
Holiday Inn Express & Suites  
Gloucester Township, Camden County, New Jersey  
County Planning Board File SP-15-10-17  
MC Project No. 17005805G**

---

As requested, Maser Consulting conducted a review of the land development plans submitted in conjunction with the development of a proposed hotel on the northwesterly corner of the intersection of Black Horse Pike (State Route 168) and Lower landing Road (County Route 681), in the Township of Gloucester.

The following documents were reviewed:

- *Preliminary/Final Major Site Plan*, prepared by The Pettit Group, LLC, dated May 18, 2017.

As a result of this review, the following comments are provided.

- 1. Site Plan – Sheet No. 4 of 14:**  
Install double solid yellow centerlines for about 50 feet on the driveway servicing the site in advance of the stop bar.
- 2. Site Plan – Sheet No. 4 of 14:**  
For a 40-mph speed limit, the intersection sight distance is 445 feet looking both ways. The note and corresponding geometry referring to 385 feet should be corrected to reflect 445 feet.
- 3. Site Plan – Sheet No. 4 of 14:**  
The plan shows sight triangles for the intersection of Black Horse Pike (State Route 168) and Lower landing Road (County Route 681), which is not necessary since this intersection is signalized.



**4. Site Plan – Sheet No. 4 of 14:**

The depiction of the sightlines, intersection sight distances, and corresponding notations is not very clear. It is recommended that the notations be revised to provide more clarity.

**5. Site Plan – Sheet No. 4 of 14:**

Accessible ramps need to be shown on the driveway servicing the site, since the area has an existing sidewalk.

**6. Construction Details – Sheet No. 11 of 14:**

The Stop sign detail needs to reflect a breakaway assembly.

# 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: Lower Landing Road Holiday Inn Express & Suites

Project Address (if applicable) & Municipality: 2000 N. Black Horse Pike, Township of Gloucester

Abuts County Road: Lower Landing Road County Route No.: 681

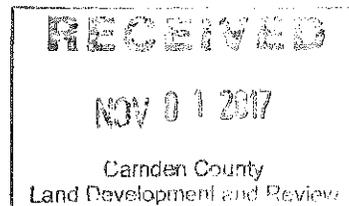
### Type of Submission (please check one):

- 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): 26

Block(s): 2601

Lot(s): 5, 6, & 7

Existing Zoning: NC-Neighborhood Commercial; Glen Oaks Redevelopment Area

Variance(s) Required: Loading zone

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

SP-15-10-17

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Sahaj Hospitality, LLC Phone: (302) 528-3951 Fax: \_\_\_\_\_

Address: 2000 N. Black Horse Pike Town & State: Blackwood, NJ

Email: sharkroti@gmail.com Zip.: 08012

Attorney: Damien O. DelDuca, Esquire Phone: (856) 427-4200 Fax: (856) 427-4241

Address: 21 E. Euclid Avenue, Suite 100 Town & State: Haddonfield, NJ

Email: dod@delducalewis.com Zip.: 08033

Engineer: John Pettit Phone: (856) 464-9600 Fax: (856) 464-9606

Address: 497 Center Street Town & State: Sewell, NJ

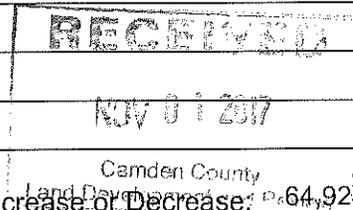
Email: jpettit@pettitgroup.com Zip.: 08080

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

- | <u>Residential</u>                             | <u>Commercial</u>   | <u>Industrial</u>                              |
|--|---|--|
| <input type="radio"/> Single Family Detached   | <input type="radio"/> Retail                              | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes               | <input type="radio"/> Office                              | <input type="radio"/> Flex Space               |
| <input type="radio"/> Duplex                   | <input type="radio"/> Restaurant/ Food Establishment      | <input type="radio"/> Storage/ Warehouse       |
| <input type="radio"/> Apartments               | <input checked="" 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 applicant seeks approval for the construction of a new 4-story - 73-room, 11,976 SF hotel with associated site improvements (52,000 SF Total), with the option to add 16 rooms for a total of 89 Rooms.



Increase in Impervious Coverage?:  YES / NO Total Increase or Decrease: 64,924 SF Increase

Total Amount of Land Disturbed: 136,440 SF

Total Gross SF of all Buildings/ Development: 52,000 Total SF hotel building (4 Stories)

Total New Residential Units: 0

Total New Jobs Created: Unknown

SP-15-10-17

# 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): 4.8 Acres

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

## Municipal Use:

Title of Municipal Official: Kenneth D. Lechner, PP, AICP, Director of Community Development, Board Planner

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

Transmittal Date (if applicable): October 26, 2017

Phone Number: 856-374-3511

## Signatures Required:

Name of Applicant: Sahaj Hospitality, LLC (Krunal Patel, Manager)

Signature of Applicant: Krunal Patel Date: 10/18/2017

Agent Completing Application: The Pettit Group, LLC (John Pettit, PE, PP, CME)

Signature of Agent: [Signature] Date: 10/25/17

### For County Use:

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

Fees Included with Application:  YES / NO

County Plan Number: SP-15-10-17

### Stamp Date Received Below



# CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

## Company/ Organization Information

Name of Company/Organization: Sahaj Hospitality, 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
------	---------	-------

Krunal Patel	3503 Marthas Way, Garnet Valley, PA 19060	Manager
Atul Patel	1397 Harrison Ave, Wilmington, DE 19809	Member
Mahesh Pandya	812 210 <sup>th</sup> street, Pasadena, MD, 21122	Member
Arvind Patel	3510 Cokesbury Court, Pasadena, MD 21122	Member
Kaushal Patel	1261 Summit Way, Mechanicsburg, PA 17050	Member
Amkit Patel	5412 Silver Hill Rd, District Heights, MD 20747	Member
Ghansyham Patel	3510 Cokesbury Court, Pasadena, MD 21122	Member

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

X Krunal Patel  
Signature of Owner & Title

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

RECEIVED

10/18/2017

NOV Date 2017

Camden County  
Development and Review

Date

SP-15-10-17

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Voorhees Animal Orphanage</b>
	Plan:	SP-34-2-18
	Municipality:	Voorhees
	Applicant:	Voorhees Animal Orphanage
	Abuts County Route:	Cooper Rd. (675)

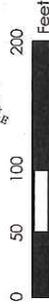
Applicant is seeking approval for two phases of construction. Phase I is to construct a 4,850 s.f. building including 41 indoor kennels, where each has a portion that is outside and protected by a canopy.

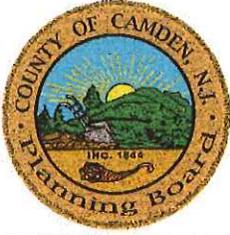
Phase 2 will remove the currently existing kennel structure and all existing site improvements, including accessory buildings and construct 2 building additions to the proposed building Phase 1 totaling 6,650 s.f. to include additional kennels, office space, treatment and exam rooms and a reception area. Site improvements include 32 new parking spaces and paved parking area.







Project Name		<b>Voorhees</b>	
Block		<b>230.27</b>	
Lot		<b>51</b>	
Town		<b>Voorhees</b>	
 <small>Making It Better, Together.</small>		 <small>0 50 100 200 Feet</small>	



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

**COUNTY PLAN:  
SP-34-2-18**

Voorhees Animal Orphanage, Inc.

**PROJECT NAME**

Voorhees

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

PLATE: 29

PRELIMINARY PLAN

BLOCK: 230.27

OTHER

LOT (s): 51

**NAME:** Voorhees Animal Orphanage, Inc.

**ADDRESS:** 119 Cooper Road

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

**SITE ABUTS COUNTY HIGHWAY:** Cooper Rd. 675

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

**GENERAL**

Applicant is seeking approval for two phases of construction. Phase I is to construct a 4,850 SF 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 SF 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.

**The following documents have been reviewed:**

1. Site plan entitled Voorhees Animal Orphanage, prepared by Avila Engineering; dated April 13, 2018.
2. Stormwater Management Report for "Voorhees Animal Orphanage, prepared by Avila Engineering; dated April 13, 2018.
3. Traffic Impact Analysis for Voorhees Animal Orphanage, prepared by Shropshire Associates, dated August 23<sup>rd</sup>, 2018.
4. Land Title Survey for Voorhees Animal Orphanage; Richard M. Sapio P.L.S. dated 10/16/2008.

## RIGHT OF WAY

1. The Camden County Master Plan indicates that Cooper Road (CR 675) 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 additional right-of-way of **7ft** through a roadway easement to widen Cooper Road (CR 675) from the centerline along the applicant's frontage. The following is noted:
  - a. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey including a map with metes and bounds included should be submitted for prior review and approval.
  - b. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.

## SITE PLAN

1. Site Plans Must Conform with the Following Standards:

3.3 Site Plan  
 3.3.1.10. E Driveway and Apron Material (**Plan Does Not Conform**)  
The driveway apron must conform to this standard and be constructed of concrete for a distance of at least 25 from the edge of pavement and include depressed curb that extends at least 10' further than the width of the driveway where the apron flares out at the county road.

3.3.1.13 Temporary Construction Access (**Plan Does Not Conform**)  
The current location of the Phase 1 Temporary Construction Access does not have adequate sight distance and requires the relocation of a utility pole. Additionally, access at this location seems constricted by the location of a fire hydrant.

The applicant is proposing two separate construction entrances one for each phase of construction. It is recommended that only one temporary construction entrance be used for the length of both phases of construction.

If the applicant requires two temporary construction entrances the County will only issue one (1) road opening permit at a time for the temporary construction entrances and full roadway and curb restoration must be

completed before the second permit for temporary access is approved.

### 3.4 County Road Design Standards

- 3.4.9 Curb – (Plan Must Conform) The County requests that the applicant replace the existing rolled asphalt curb with concrete curb for the length of the property frontage.

## **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.
2. The applicant is proposing to construct a ridge with in the driveway to control stormwater and prevent the stormwater from entering the County Roadway. The grading plan should be revised so the elevation along the entire length of the ridge be at least 6 inches higher than the roadway gutter elevation. As proposed, the ridge does not meet this standard and should be revised.
3. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant in order to ensure that the stormwater system can be maintained in perpetuity.
4. 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. The following County standard details are required for improvements in the County right-of-way and should be added to the plan set:
  - Detail 1. Standard 8"X9"X18" Concrete Vertical Curb
  - Detail 3. Standard Depressed Concrete Curb
  - Detail 6. Standard Concrete Driveway and Concrete Apron

## **ADMINISTRATIVE**

2. 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.
3. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
4. 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

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

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

10/16/18  
\_\_\_\_\_  
DATE



Cc: Applicant: fax 856-627-6656  
Applicant Attorney:  
Applicant Engineer: Michael E. Avila PE, PP – [mavila@avila-eng.com](mailto:mavila@avila-eng.com)  
Municipal Planning Board Secretary: Elaine Powell - [epowell@voorheesnj.com](mailto:epowell@voorheesnj.com)  
Municipal Review Engineer: Bennett A. Matlack, PE. - [bmatlack@cmeusa1.com](mailto:bmatlack@cmeusa1.com)

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



Making It Better, Together

**Camden County Planning Board**  
Charles J. DePalma Public Works Complex  
2311 Egg Harbor Road  
Lindenwold, NJ 08021  
Phone 856.566.2978 Fax 856.566.2988  
[planningdivision@camdencounty.com](mailto:planningdivision@camdencounty.com)

*This application must be completed in full, quadruplicate, signed and filed with the municipality. Please also submit a copy of local application and approval. See County Submission requirement list for all documents necessary for a complete application.*  
**(PLEASE TYPE OR PRINT LEGIBLY)**

**Project Information:**

Project Name: Voorhees Animal Orphanage

Project Address (if applicable) & Municipality: 419 Cooper Road, Voorhees, NJ

County Route No.: 675 Site Abuts County Road: Cooper Road

**Type of Submission:**

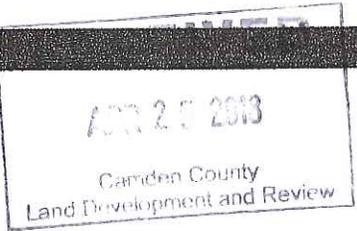
- New Application
- Revision of Prior Application
- Resubmission of Part of Major Subdivision

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Tax Map Data:**

Plate(s): 29  
Block(s): 230.27  
Lot(s): 51



Existing Zoning: Rural Residential  
Variance Required: Use Variance

**Type of Plan:**

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

SP-34-2-18

**Submission Information:**

**Applicant:** Voorhees Animal Orphanage, Inc. **Phone:** 856-627-9111 **Fax:** 856-627-6656  
**Address:** 419 Cooper Road **Town:** Voorhees **State:** NJ  
**E-Mail:** \_\_\_\_\_ **Zip:** 08043

**Agent:** Avila Engineering, LLC **Phone:** 856-809-2572 **Fax:** 856-809-2580  
**Address:** Michael E. Avila, PE, PP 228 W White Horse Pike - Suite B **Town:** Berlin **State:** NJ  
**E-Mail:** mavila@avila-eng.com **Zip:** 08009

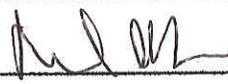
**Proposed Use:**

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

**Area:**

**Total of Existing Lot:** 3.6 AC **Portion to be Sub-divided:** N/A AC  
**Dedicated Land:** N/A AC **Explain:** N/A

**Signatures Required:**

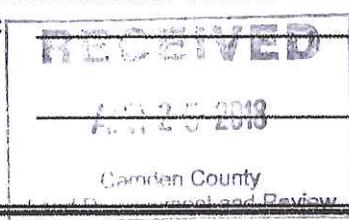
**Signature of Applicant:**  **Date:** 4-4-18  
**Person Completing Application**  
**(Please Print):** Michael E. Avila **Date:** 4/4/18

**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-34-2-18



# Camden County Planning Division

## Affidavit of Ownership



Making It Better Together

Name of Company/Organization:

Voorhees Animal Orphanage, Inc.

Is Company a Corporation?  Yes  No

If yes, name of State in which incorporated:

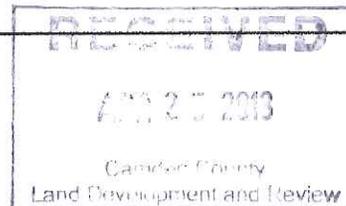
New Jersey

Is Company a Partnership?  Yes  No

Is Company an Individual Owner?  Yes  No

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

Name	Address	Title
David Semless	419 Cooper Road, Voorhees, NJ 08043	President
Doug Collier	419 Cooper Road, Voorhees, NJ 08043	Vice President
Jennifer Bailey	419 Cooper Road, Voorhees, NJ 08043	Secretary
Jeffrey Zucker	419 Cooper Road, Voorhees, NJ 08043	Treasurer
Jeffrey Bianchi	419 Cooper Road, Voorhees, NJ 08043	
Sonny DiCrecchio	419 Cooper Road, Voorhees, NJ 08043	
Keith Reynolds	419 Cooper Road, Voorhees, NJ 08043	
Fred Tecce	419 Cooper Road, Voorhees, NJ 08043	



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

x  President B.O.P.

Signature of Owner & Title

x David Semless President B.O.P.

Print Name of Owner & Title

SP-34-2-18

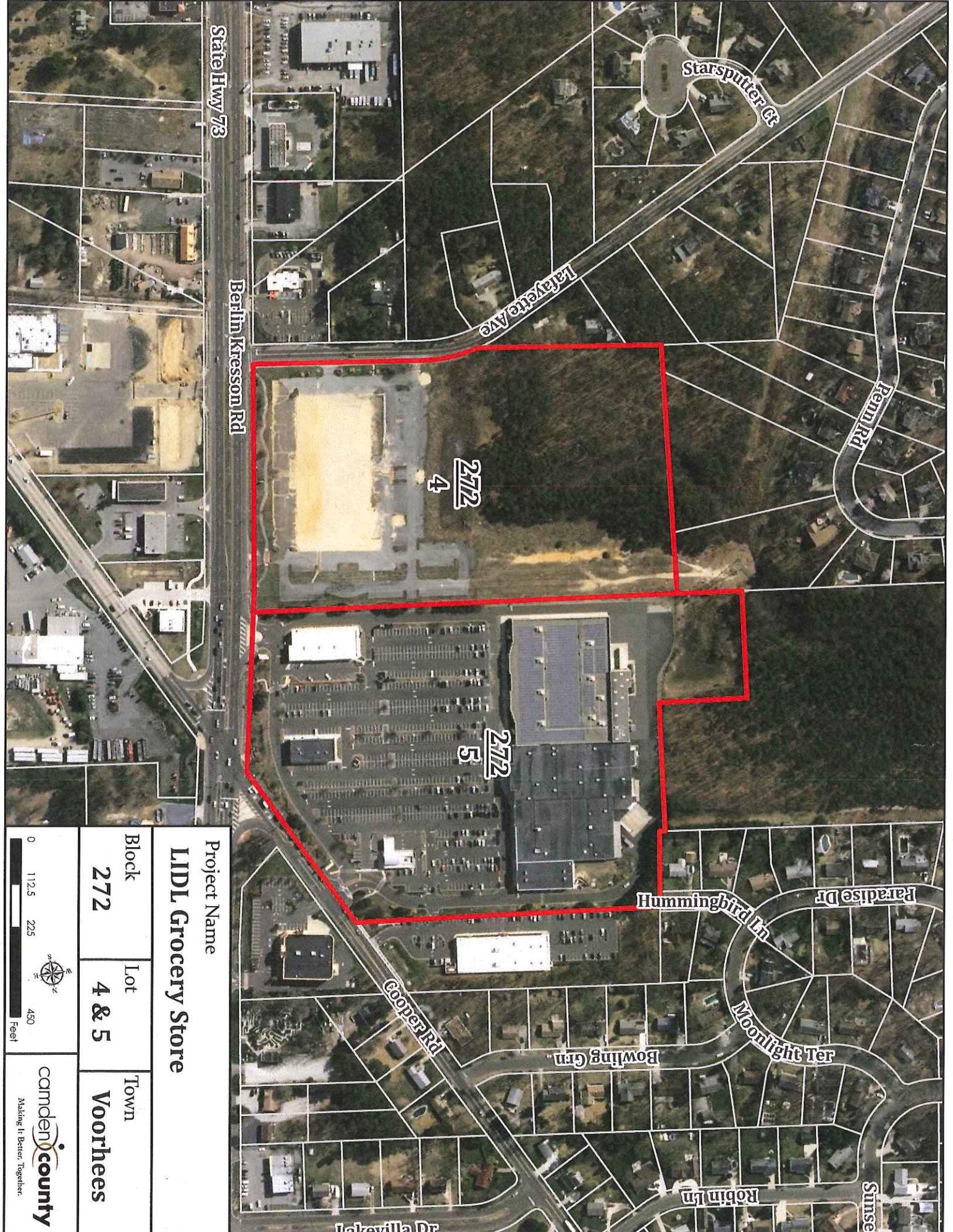
<b>STAFF REPORT MEETING OF:</b>	RE:	<b>LIDL</b>
	Plan:	<b>SP-34-8-17/M-34-4-17</b>
	Municipality:	Voorhees
	Applicant:	Lidl US Operations, LLC
	Abuts County Route:	Lafayette Ave. (CR. 693)

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.



State Hwy 73

Berlin Kresson Rd

Lafayette Ave

Starspouter Ct

Penn Rd

2772  
4

2772  
5

Hummingbird Ln

Moonlight Ter

Bowling Crn

Robin Ln

Sunset

Lakevilla Dr

Cooper Rd

Project Name  
**LIDL Grocery Store**

Block  
**2772**

Lot  
**4 & 5**

Town  
**Voorhees**



**camden county**  
Making It Better Together.





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

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

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

Voorhees  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

SITE PLAN  
 PRELIMINARY PLAN  
 OTHER (Minor Subdiv.)

PLATE: \_\_\_\_\_  
BLOCK: 272  
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

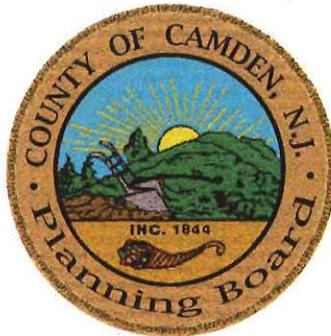
1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
2. All sections of the subdivision and site plan review act are to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

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

*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

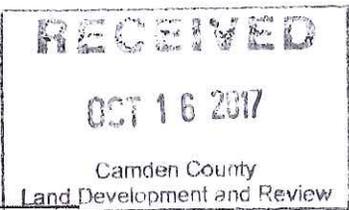
County Route No.: N/A 69B Site Abuts County Road: NO 69B

**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

1 of 2  
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:**

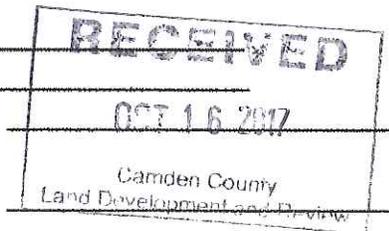
Signature of Applicant: *[Signature]* Date: 9/6/2017  
Person Completing Application  
(Please Print): \_\_\_\_\_ Date: \_\_\_\_\_

**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*  
*M-34-4-17*

# Camden County Planning Division

## Affidavit of Ownership



Making It Better Together

Name of Company/Organization:

Close Realty, LLC (Lot 4)

Is Company a Corporation?  Yes  No

If yes, name of State in which incorporated:

Is Company a Partnership?  Yes  No

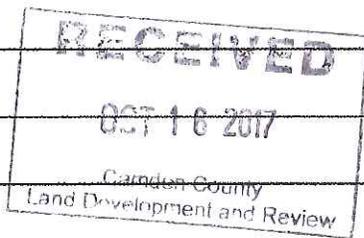
Is Company an Individual Owner?  Yes  No

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

Name

Address

Title



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

X

Signature of Owner & Title

X GERALD SIMON, CFO

Print Name of Owner & Title

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