

Louis Cappelli, Jr.
Freeholder Director
Susan Shin Angulo
Freeholder
John Wolick
Director
Kevin Becica
County Engineer


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
Joseph Pillo
Thomas Bock, Jr
Ryan Doran
Alexis M. Williams

Agenda for June 27th, 2017

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 – May 23rd, 2017
6. Review of Project for Board Action

Subdivisions:

M-1. 407 9th Avenue Subdivision M-17-1-17

M-2. AutoZone and Zippy's Car Wash M-12-2-16

Site Plans:

SP-1. AutoZone and Zippy's Car Wash SP-12-13-16

SP-2. LEAP Academy SP-8-2-15

7. Chairman's Report
8. Attorney's Report
9. County Engineers Report
10. County Planning Report
11. New Business
12. Old Business
13. Adjournment



CAMDEN COUNTY PLANNING BOARD
Land Development Review

REVIEW LIST FOR MEETING

June 27th, 2017

MINOR/ MAJOR SUBDIVISIONS

No	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
M-1	407 9th Avenue Subdivision	M-17-1-17	Haddon Heights	Applicant is proposing to redraw lot lines of two lots.
M-2	AutoZone and Car Wash	M-12-2-16	Cherry Hill	Applicant proposes to construct an 6,810 SF AutoZone retail store as well as a 3,760 SF "Zippy's Car Wash" off Chapel Avenue. Applicant also proposes to subdivide the property.

SITE PLANS

No	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	AutoZone and Car Wash	SP-12-13-16	Cherry Hill	Applicant proposes to construct an 6,810 SF AutoZone retail store as well as a 3,760 SF "Zippy's Car Wash" off Chapel Avenue.
SP-2	LEAP Academy	SP-8-2-15	City of Camden	Applicant is returning for approval due to failing to meet previous County Planning Board requirements and engineering review comments. Applicant has begun operations without providing necessary improvements.

**Camden County Planning Board
County Public Works Complex, Lindenwold
6:00 PM
May 23, 2017**

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

Mr. George Jones, Mr. Dan Cosner, Mr. Thomas Schina, Mr. Joe Pillo, Mr. Ryan Doran, Ms. Alexis M. Williams, and Ms. Kevin Becica were all present.

Planning Board Solicitor: Ms. Catherine Binowski was present.

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

REVIEW OF PROJECTS FOR BOARD ACTION

I. Subdivisions

1. M-32-1-17 60 & 62 Warwick Rd Stratford Borough

Laura Grasch, owner and Edward Balling, owner were present for the application.

The properties are located at 60 and 62 Warwick Road in the Borough of Stratford. The two homes are located across from Saint John Paul II Regional School. The applicant is proposing a lot line redraw in which the lot line will be relocated and size of both lots will be reconfigured. Lot 17 is approximately 18,640 SF while Lot 18 is approximately 12,517 SF. The area of the parcels of land to be swapped is 2,324 SF.

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

2. M-34-2-17 24 & 28 Lafayette Ave. Voorhees Twp.

Craig Larson, Esq, was present for the applicant.

The properties are located at 24 & 28 Lafayette Ave in the Voorhees Township. Property is currently comprised of two lots each 250' x 480'. Applicant proposes to change lot line to create a total of two lots, one 166' x 480'; the second 334' x 480'. There are 3 driveways.

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

3. M-36-2-17 185 Blue Anchor Rd Winslow Twp.

Michael Fralinger, Esq. and James Sassano were present for the applicant.

The property is located at 185 Blue Anchor Road in Winslow Township. Applicant is proposing to subdivide one lot into two. Existing home on the lot will remain and a new home will be constructed on the new lot. The

existing lot will be reduced in size and following the subdivision both Lot 55 and 55.01 will be 0.71 acres or 30,939 SF in size.

Has received Pinelands and Winslow Township approval.

Comply with all County Engineer's comments. Will change right of way to roadway easement.

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

4. M-15-1-17 & SP-15-2-17 Royal Farms Gloucester Twp.

Damien Del Duca, Esq., Tom Rustin, Dave Kreck, PE and Nick Aillelo, PE were present for the application.

The site is located within an existing shopping center off Blackwood-Clementon Road in Gloucester Township. The existing subject property contains a 40,000 SF supermarket, an in-line retail shopping center, a drive-thru bank, and an automobile facility. The applicant proposes to raze the existing 40,000 SF Supermarket and develop a 5,166 SF convenience market with fueling pumps. All other buildings will remain.

Blackwood-Clementon Road (CR 534) is an east/west oriented principal arterial under the jurisdiction of Camden County with a posted speed limit of 45 MPH. Along the property frontage, Blackwood-Clementon Road contains three westbound travel lanes, two eastbound travel lanes and an eastbound left-turn lane approaching the signal at Blackwood-Clementon Road/Emerson Drive/Shopping center. The three westbound travel lanes transition to two travel lanes within a fifty foot (50') taper at the western property boundary. The applicant will maintain the existing site access point through the shopping center and is proposing a new right-in/right-out driveway along Blackwood-Clementon Road (CR 534) within the fifty-foot (50') transition from three lanes to two lanes.

They received approval from the local on March 22, 2017.

They returned tonight for Fuel operations policy and fuel spill policy. The policies were discussed with the board. For large spills. – Call 911. Turn the emergency shut off. Block off area. All inside employees must be trained on alarms.

No Problems with County Engineer's comments. They changed the driveway – right in right out. 6" curb. No left turn and Do not enter signs. "No right on red" at signal. Guiderail in good with NJDOT standards.

A motion was made by Mr. Schina and seconded by Mr. Doran to approve this application with technical waiver; all present were in favor.

5. M-12-3-16 & SP-12-9-16 LIDL Grocery Store Cherry Hill Twp.

Damien Del Duca, Esq., Addie Hartet, Ben Harter, Cory Chase, PE were present for the application.

The 9-acre site is located at the intersection of Kaighns Avenue (NJSH Route 38) and Cuthbert Boulevard (CR 623) in the northwestern section of Cherry Hill Township. The site is currently vacant with the exception of a bituminous driveway from Route 38, which is currently blocked off from use. The site is surrounded by commercial and institutional uses with nearby uses containing the NJMVC to the north, a Cooper River Tributary and Wawa/ Walmart shopping center to the east, Route 38 to the south and Cuthbert Boulevard to the west. The applicant is proposing to construct a 35,962 SF, 1-story grocery store with parking, storm water management facility, lighting, landscaping and other ancillary improvements. Applicant is also proposing to subdivide Lot3 into two separate lots.

Under the development proposal, access will be provided via one right-in/right-out only driveway along Route 38 westbound with alternative access provided via two full movement driveways along the internal roadways for the adjacent Walmart shopping center which provides signalized access to Cuthbert Boulevard (CR 623) and Hampton Road. Cuthbert Boulevard is classified as a minor arterial under Camden County jurisdiction and has a general north/ south orientation. In the vicinity of the project area, Cuthbert Boulevard provides two lanes in each direction of travel. Hampton Road is also under the jurisdiction of Camden County and also has a general north/ south orientation. Hampton Road has one lane in each direction of travel in the vicinity of the site.

The site consists of approximately 5.64 acres and is currently grassed with sparsely wooded areas. Following completion of all improvements, the impervious coverage of the lot will increase to approximately 59.8% of the lot or approximately 3.38 acres of new impervious coverage. Approximately a total of 6 acres will be disturbed during construction. The proposed storm water management facility consists of an above ground detention basin supplemented with 24" HDPE pipes that function as additional storage and storm water collection. A water quality unit (Jellyfish) is proposed to provide 80% TSS removal rate to meet the NJDEP water quality standard. No storm water maintenance plan has been provided at this time.

Will comply with all of County Engineer's comments. Hampton Rd. ROW Dedication. Received Township approval in last 30 days.

Right in – Right out – permit wit NJDOT access. Urban Edge owns other Lot 3. Will get ROW from them.

Both lights on same traffic timing. 120 second cycle length. Cherry Hill Public Works should do signal timing.

A motion was made by Ms. Williams and seconded by Mr. Doran to approve this application with condition on signal timing and ROW dedication; all present were in favor.

II. Site Plans

1. SP-8-8-17

Mt. Ephraim Camden Prep

City of Camden

Matthew Wait, Esq. and Charles Chelotti, PE were present for the application.

The approximately 112,645 SF site is located at 1575 Mt. Ephraim Avenue in the City of Camden. The site contains The Bonsall School, which was completed in the late 1800s/ early 1900s and had two major renovations since that time to accommodate growing enrollment. The first addition was completed in 1922 and the second addition was completed in the 1970s. The applicant proposes to perform substantial renovations to the existing 3-story Henry Bonsall Elementary School in conjunction with the conversion of the school to an elementary and intermediate school, which will be shared with the Camden Board of Education until such time as there is full enrollment. Improvements to the site include replacement of pavement, new fencing, landscaping, signs, exterior lighting, and improved traffic circulation pattern.

The new renaissance school will ultimately have an enrollment capacity of 810 students from K through 8th grades along with approximately 71 employees. The school will increase its enrollment annually until the school's maximum level is reached in 5 years. The immediate Liberty Park neighborhood will be the primary catchment area for the proposed school.

Mt. Ephraim is a north-south, two-lane roadway under the jurisdiction of Camden County. It has an approximate cart way width of 46 feet through the study area. Along the site frontage, Mt. Ephraim provides two-way travel with parking accommodated on the eastern (non-site side) of the street. Parking is restricted on the western side of Mt. Ephraim Ave (site side) with designated NJ Transit bus stop encompassing a majority of

the site frontage. A signalized intersection with Chase Street (T-intersection) is present along the site frontage providing pedestrian crossing accommodations. No vehicular access will be provided via driveways on Mt. Ephraim Avenue. The main pedestrian access to the school (i.e. lobby areas) will be located on Jackson Street.

They received approval on January 17, 2017. Resolution approved in March with variances.

Comply with all County Engineer's comments.

There will be no impact on Mt. Ephraim. All Curb will be painted yellow. NJ Transit Bus Stop requested by the City of Camden.

The school owns buses. Streets in Mt. Ephraim are one-way streets.

Condition of approval for City of Camden and Camden County is the Drop Off/Pick Up procedures.

A motion was made by Mr. Cosner and seconded by Mr. Pillo to approve application with conditions on Engineering revisions and subdivision revisions; all present were in favor.

2. SP-8-11-17

Virtua: Kyle W. Will Family Health Center

City of Camden

William Hyland, Esq. and Jim Rivard were present for the application.

The approximately 9.5-acre project site is located at the western corner of Mt. Ephraim Avenue and Everett Street in the City of Camden. The subject property currently contains a 2- and 3-story medical office building with parking. The majority of the site consists of paved surfaces, buildings and a few landscaped areas. The applicant is proposing to demolish the existing buildings and parking lot and construct a new 2-story medical office building along with associated parking and circulation improvements. The principle building on the site, which ranges from one to five stories, and support buildings will remain.

The proposed 34,468 SF medical office building is proposed as a replacement facility for the demolished buildings. The replacement building will be constructed in the northeast corner of the campus, which is currently used as parking. When the replacement building is complete, existing services located in the existing Family Health Center building will be relocated into the new replacement building. Existing driveways along Mt. Ephraim Avenue and along Everett Street will remain in their existing location and configuration.

The site topography has elevations ranging from 26± to 40±. Approximately one third of the site slopes and drains toward Mt. Ephraim Avenue to the north. Storm water is currently collected on-site via inlets or runs overland and is discharged to a combined storm-sewer system in the adjacent roadways.

Comply with all County Engineer's comments.

Will need permit if need utility openings.

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

3. SP-8-2-15

Leap Academy

City of Camden

An application for site plan approval for LEAP Academy University Charter School was heard by the Camden County Planning Board on Tuesday February 24th, 2015. In 2015 applicant came before the Planning Board and proposed to expand into an existing 13-story building on the corner of Broadway (CR551) and Cooper

Street in the City of Camden. LEAP Academy Charter School at that time occupied three existing buildings along Cooper Street. The proposal was to relocate a total of 360 students from STEM and Upper Schools along eastbound Cooper Street into the Wilson building.

Approval of this application is currently pending. A complete list of items agreed to by representatives of the LEAP Academy during the meeting and minutes are attached in the notice sent to LEAP Academy (comments in bold and italics are subsequent to the planning board meeting). Approval of the application will not occur until the below agreed upon items have been completed. In addition, failure to address the below actions will result in the application being denied.

LEAP Academy representative Manuel Delgado responded on Feb. 16th, 2017 ensuring that the outstanding items listed below are in progress. On March 21st, I personally sent Mr. Delgado and email (enclosed), which has not received a response. The Camden County Planning Board takes its role in future development of the County very seriously and as a result of a lack of a timely response to this correspondence the LEAP Academy application will be considered for a status update by the Camden County Planning Board at the April 25th County Planning Board Meeting. If the Camden County Planning Board moves to deny approval of the existing application LEAP Academy will be responsible to reapply to the Camden County Planning Board and will be responsible for new application fees.

Mr. Levecchia spoke with their counsel, Mr. Baron, they were not ready to come before the board. They will be at the next meeting.

PUBLIC COMMENTS

None.

CHAIRMAN'S REPORT

None.

ATTORNEY'S REPORT

None.

MINUTES

A motion was made to approve the minutes of the April 25, 2017 meeting by Joe Pillo and seconded by Dan Cosner; all present were in favor.

COUNTY ENGINEER'S REPORT

None.

COUNTY PLANNING REPORT

Adoption of Camden County 2017 Highway Master Plan Update. Motion made by Dan Cosner, and seconded by Joe Pillo, all in favor.

NEW BUSINESS

None.

OLD BUSINESS

None

ADJOURNMENT

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

Respectfully Submitted,
Carol Sigman
Land Development & Review Clerk

STAFF REPORT MEETING OF:	RE:	407 9th Avenue Subdivision
	Plan:	M-17-1-17
	Municipality:	Haddon Heights
	Applicant:	Gustave E. Sundberg
	Abuts County Route:	9th Avenue (CR 653)

Applicant is proposing a lot line readjustment of two existing lots on the northwesterly side of Ninth Avenue in Haddon Heights. Lot 4 contains an existing 1 1/2 story dwelling and concrete driveway and Lot 5 is currently vacant. The applicant is seeking to readjust the lot lines. No construction is proposed at this time.



Project Name

407 9th Ave Subdivision

Block

56

Lot

4 & 5

Town

Haddon Heights



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CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

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

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: MINOR SUB-DIVISION BLOCK 56 LOTS 4 & 5

Project Address (if applicable) & Municipality: 407 9TH AVE., MADDOX HTS., NJ

Abuts County Road: _____ County Route No.: 653

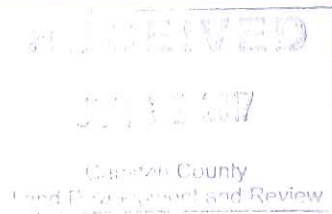
Type of Submission (please check one):

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

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

- Resubmission of Major Subdivision

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



Tax Map Data:

* Plate(s): _____

Existing Zoning: R-2

Block(s): 56

Variance(s) Required: _____

Lot(s): 4 & 5

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-17-1-17

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

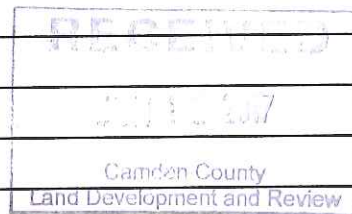
Applicant: GUSTAVE E. SUNDBERG Phone: (609) 841-5216 Fax: —
 Address: 407 9TH AVE. Town & State: HADDON HTS. NJ
 Email: G.SUNDBERG@AOL.COM Zip.: 08035
 Attorney: JOHN MASTER Phone: (856) 428-4010 Fax: (856) 795-3322
 Address: 1010 KINGS HWY S BLDG 2 Town & State: CHERRY HILL, NJ
 Email: J.MASTER@ESTATEPLANLAWYER.COM Zip.: 08034
 Engineer: A. DI ROSA / BACHE Phone: (856) 546-8611 Fax: (856) 546-8612
 Address: 304 WH. HOPES PIKE Town & State: HADDON HTS. NJ
 Email: A.DI ROSA@BACHEDESIGNGROUP.COM Zip.: 08035

Proposed Use (please check all that apply):

- | Residential | Commercial | Industrial |
|--|---|---|
| <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: MINOR SUB-DIVISION OF LOTS 4 AND 5 IN BLOCK 56 IN HADDON HEIGHTS.



Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: _____
 Total Amount of Land Disturbed: _____
 Total Gross SF of all Buildings/ Development: _____
 Total New Residential Units: NOT ANY AS OF YET
 Total New Jobs Created: _____

M-17-1-17

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? 2 (BLOCK 56 & 45)

Size of Existing Lot(s): 60 & 60

Portion to be Subdivided: 70 & 80 LOTS - BCK 56

Municipal Use:

Title of Municipal Official: Planning Board Secretary

Authorized Municipal Signature: [Signature] Date: 5/16/17

Transmittal Date (if applicable): _____

Phone Number: 856-546-2580

Signatures Required:

Name of Applicant: CUSTAVE E. SUNDBERG

Signature of Applicant: [Signature] Date: 5/3/2017

Agent Completing Application: _____

* Signature of Agent: [Signature] Date: 5/31/2017

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: M-17-1-17

Stamp Date Received Below

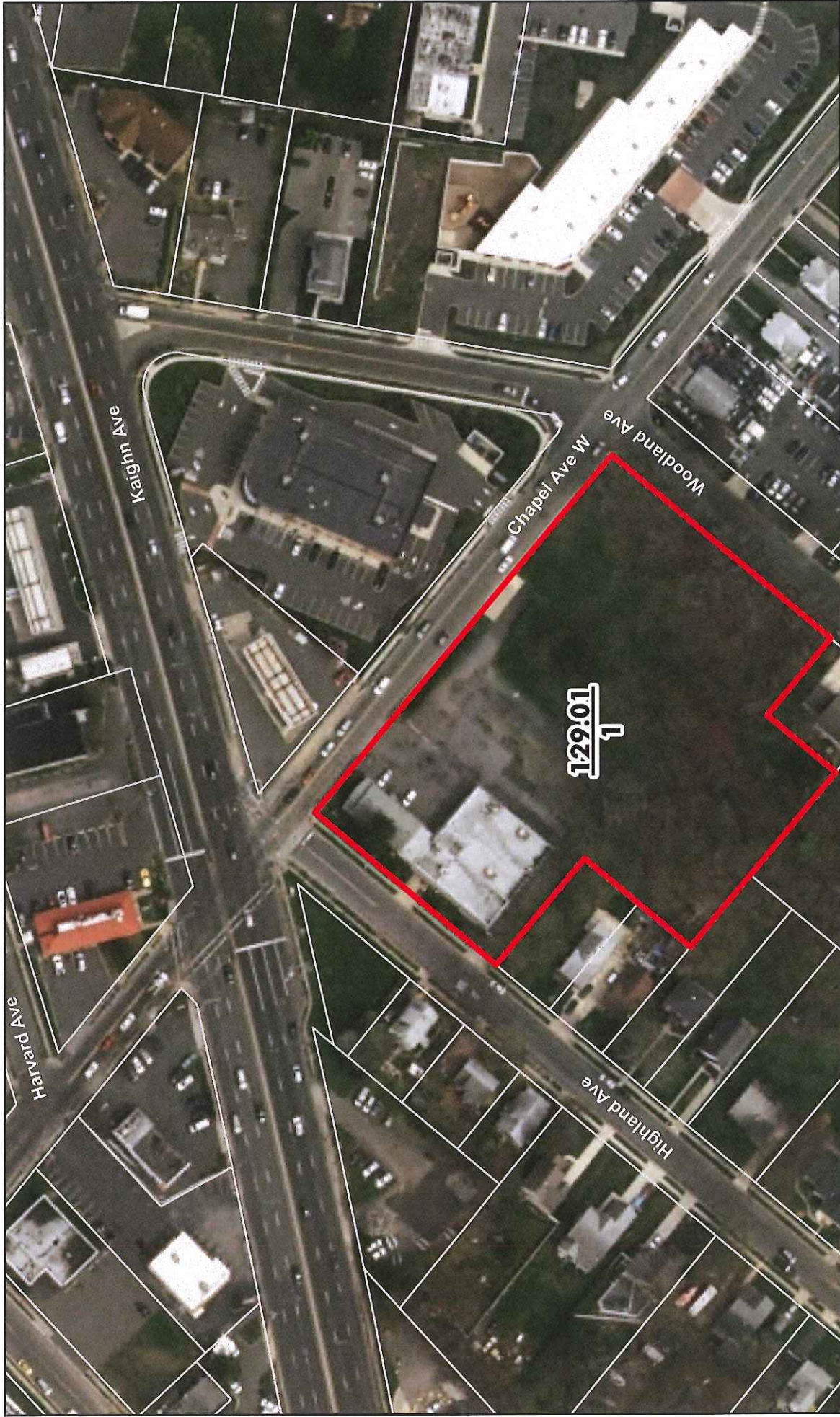
RECEIVED
 JUN 12 2017
 Camden County
 Land Development and Review

STAFF REPORT MEETING OF:	RE:	AutoZone & Car Wash
	Plan:	SP-12-13-16 M-12-2-16
	Municipality:	Cherry Hill Township
	Applicant:	Triple C Development, Inc.
	Abuts County Route:	Chapel Avenue (CR 626)

The approximately 2.51-acre site is located off Chapel Avenue, between Woodland Avenue and Highland Avenue, in Cherry Hill Township. The lot is currently improved with an abandoned restaurant and associated site improvements which will all be removed as part of this proposal. To the south and west of the site are residential neighborhoods and to the north and east is commercial development. The applicant is proposing to subdivide the existing lot into two lots containing 1.316 acres and 1.194 acres. The applicant is also proposing to construct a 6,810 SF AutoZone auto parts store on the 1.316-acre lot and construct an Zippy's Car Wash (automatic car wash facility) with a single tunnel on the 1.194-acre lot.

Along the site's frontage, Chapel Avenue (CR 626), is a two-lane undivided roadway that is under the jurisdiction of the NJDOT. Within the site's frontage and is classified as an Urban Minor Arterial. Chapel Avenue has an approximate cartway width of 36' and consists of a single land in the northbound and southbound directions. The proposed site is to have full access entrance/ exit on Chapel Avenue and an exit only on Woodland Avenue.

The applicant is proposing to increase impervious coverage on site and will provide a combined detention/ infiltration basin for the site. The stormwater connection into the existing Township system will require the installation of a 450 foot pipe extension on Highland Avenue.

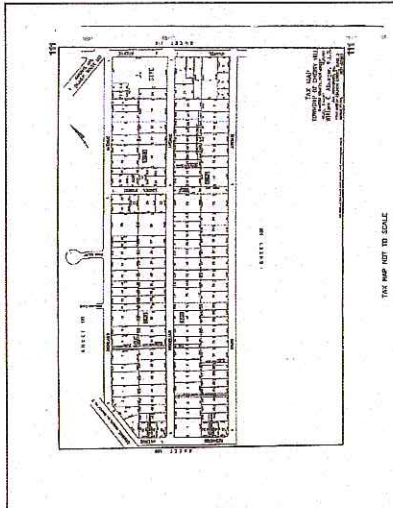


Project Name
AutoZone and Zippy's Car Wash

Block	Lot	Town
129.01	1	Cherry Hill

0 50 100 150 Ft
1 inch = 120 feet

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THE MAP NOT TO SCALE

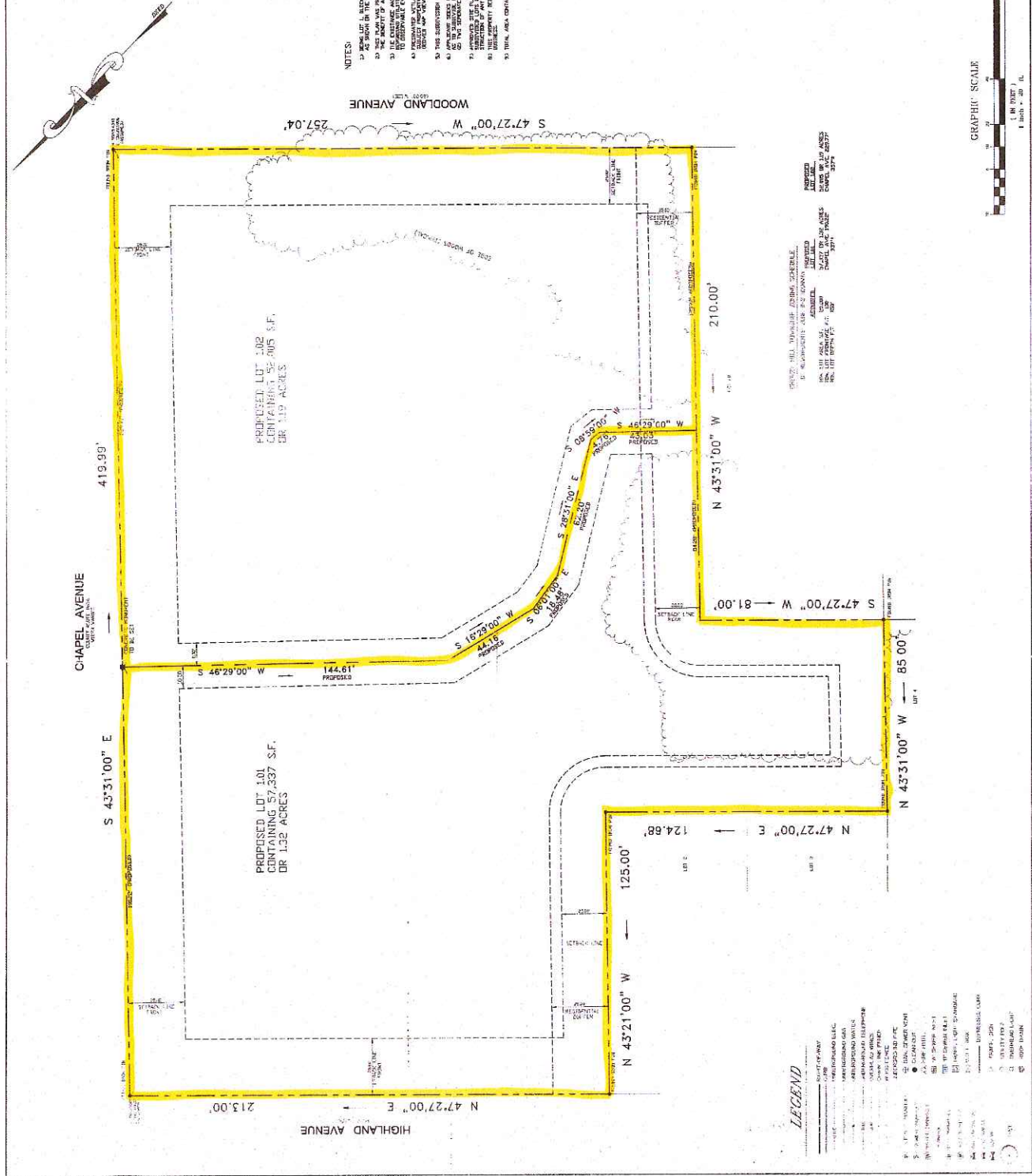
APPROVALS/CERTIFICATIONS

OWNER'S CERTIFICATION
 I, the undersigned, being the owner of the above described property, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that the same has been prepared by me or under my direct supervision and control.

PLANNING BOARD CERTIFICATION
 I, the undersigned, being a member of the Planning Board of the Township of Cherry Hill, New Jersey, do hereby certify that the above described property is in compliance with the provisions of the Township Zoning Ordinance, and that the same has been approved by the Planning Board of the Township of Cherry Hill, New Jersey, on this _____ day of _____, 2016.

APPLICANT'S CERTIFICATION
 I, the undersigned, being the applicant for the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that the same has been prepared by me or under my direct supervision and control.

- NOTES**
1. THE TOTAL AREA CONTAINING "LOT 101" IS 1.32 ACRES.
 2. THE TOTAL AREA CONTAINING "LOT 102" IS 1.32 ACRES.
 3. THE TOTAL AREA CONTAINING "LOT 103" IS 1.32 ACRES.
 4. THE TOTAL AREA CONTAINING "LOT 104" IS 1.32 ACRES.
 5. THE TOTAL AREA CONTAINING "LOT 105" IS 1.32 ACRES.
 6. THE TOTAL AREA CONTAINING "LOT 106" IS 1.32 ACRES.
 7. THE TOTAL AREA CONTAINING "LOT 107" IS 1.32 ACRES.
 8. THE TOTAL AREA CONTAINING "LOT 108" IS 1.32 ACRES.
 9. THE TOTAL AREA CONTAINING "LOT 109" IS 1.32 ACRES.
 10. THE TOTAL AREA CONTAINING "LOT 110" IS 1.32 ACRES.



APPLICANT'S INFORMATION

NAME: JAMES T. SAIPO
 ADDRESS: 19 STATFORD AVENUE, STATFORD, N.J. 08081
 PHONE: (609) 261-1111
 FAX: (609) 261-1111

PROJECT INFORMATION

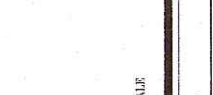
PROJECT NAME: JAMES T. SAIPO
 PROJECT ADDRESS: 19 STATFORD AVENUE, STATFORD, N.J. 08081
 PROJECT TYPE: RESIDENTIAL

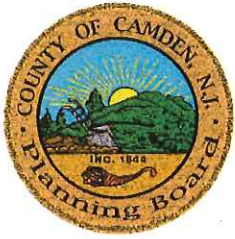
APPLICANT'S SIGNATURE

JAMES T. SAIPO
 PROFESSIONAL LAND SURVEYOR
 N.J. LIC. 17780

RECEIVED

RECEIVED
 DEC 13 2016
 CHERRY HILL TOWNSHIP





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

**COUNTY PLAN:
SP-13-13-16
M-12-2-16**

AutoZone & Car Wash

PROJECT NAME

Cherry Hill Township

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE:

111

Revise as Noted

 PRELIMINARY PLAN

BLOCK:

129.01

 OTHER

LOT (s):

1

NAME: Triple C Development, Inc.

ADDRESS: 200 Armory Road

CITY: Centre **STATE:** Alabama **ZIP:** 35960

SITE ABUTS COUNTY HIGHWAY: Chapel Avenue (CR 626)

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

GENERAL

The approximately 2.51-acre site is located off Chapel Avenue, between Woodland Avenue and Highland Avenue, in Cherry Hill Township. The lot is currently improved with an abandoned restaurant and associated site improvements which will all be removed as part of this proposal. To the south and west of the site are residential neighborhoods and to the north and east is commercial development. The applicant is proposing to subdivide the existing lot into two lots containing 1.316 acres and 1.194 acres. The applicant is also proposing to construct a 6,810 SF AutoZone auto parts store on the 1.316-acre lot and construct an Zippy's Car Wash (automatic car wash facility) with a single tunnel on the 1.194-acre lot.

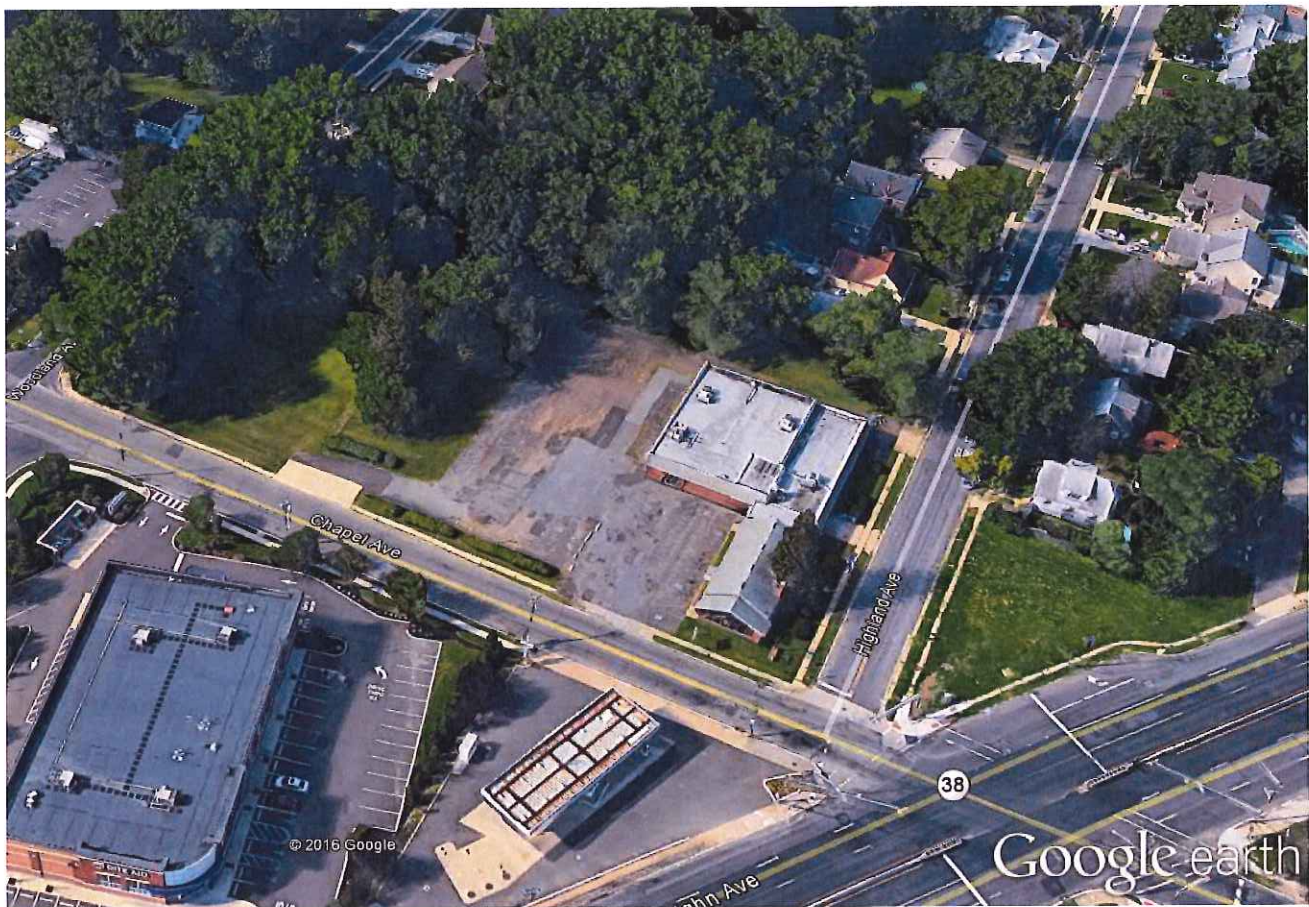
Along the site's frontage, Chapel Avenue (CR 626), is a two-lane undivided roadway that is under the jurisdiction of Camden County per the NJDOT Jurisdictional limit map dated May 1974, revised to September 1982. Chapel Avenue is classified as an Urban Minor Arterial, consists of a single land in the northbound and southbound directions and has an approximate

cartway width of 36'. The proposed site is to have full access entrance/ exit on Chapel Avenue and an exit only on Woodland Avenue.

The applicant is proposing to increase impervious coverage on site and will provide a combined detention/ infiltration basin for the site. The stormwater connection into the existing Township system will require the installation of a 450 foot pipe extension on Highland Avenue.

The following documents have been reviewed:

1. Site plan entitled "Zippy's Car Wash Preliminary and Final Site Plan", 12 sheets, prepared by John M. Pettit, The Pettit Group, LLC; dated November 23, 2016.
2. Minor Subdivision Plan for "1503 Chapel Avenue", prepared by James T. Sapio, JTS Engineers and Land Surveyors, Inc; dated November 1, 2016
3. Stormwater Management Report for "Triple C Development", prepared by John M. Pettit, The Pettit Group, LLC; dated November 2016.
4. Traffic Engineering Assessment for "Triple C Development", prepared by Shropshire Associates, LLC; dated November 28, 2016.



RIGHT OF WAY

1. The Camden County Master Plan indicates that Chapel Avenue (CR 626) has a proposed right-of-way of 66 feet, with an existing right-of-way of 49.5 feet. In accordance with Section 3.1.1, additional right-of-way through a roadway easement to widen Chapel Avenue from the centerline along the applicant's frontage. The following is noted:
 - a. The site plan should be revised to indicate the width of the right-of-way from the centerline to the property line along the property frontage roadway in order to determine if a road widening easement easement dedicated to Camden County.
 - b. If required, 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. If required, 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 Section 3.1.2, the Site Plan includes sight triangles. No easements are required outside of the right-of-way to provide adequate sight distance at the proposed driveway onto Chapel Avenue.

SITE PLAN

1. The Site Plan submitted to Camden County is dated Nov 23, 2016. The municipal review was based on plans revised to march 17, 2017. Our office reserved to add additional comments when the most recent plans are received.
2. The applicant is proposing to remove two driveways onto Chapel Avenue and construct a single driveway with a width of forty-five feet (45'). The driveway will have one lane in, a dedicated right hand turn lane out, and a dedicated left hand turn lane out. The following is noted:
 - a. The Site Plan, Sheet 4, should be revised to show the limits and length of standard County curb to be installed at the two driveway locations to be removed.
 - b. The Site Plan, Sheet 4, should be revised to show the transition from County curb to standard curb at the driveway radius.
 - c. In accordance with Section 3.3.1.9, only one driveway is proposed along the property frontage.
 - d. In accordance with Section 3.3.1.9, the proposed driveway is greater than ten feet (10') from the intersection of Chapel Avenue and Highland Avenue.
 - e. In accordance with Section 3.3.1.10.A, the proposed driveway is at 90° from the curb line along Chapel Avenue.
 - f. In accordance with Section 3.3.1.10.B, the grade of the driveway approach between 3.3% and 4% is acceptable.

- g. In accordance with Section 3.3.1.10.C, the proposed driveway width of forty-five feet (45') is acceptable.
- h. In accordance with Section 3.3.1.10.D, the proposed driveway radius of twenty-five feet (25') is acceptable.
- i. The Site Plan, Sheet 4, should be revised to provide a concrete driveway apron twenty-five feet from the depressed curb, including the sidewalk, in accordance with Section 3.3.1.10.E.
- j. In accordance with Section 3.3.1.10.F, the accessible route at the driveway meets the handicap accessible requirements. A detectable warning surface is not required at the driveway and the slopes are acceptable.
- k. The Site Plan, Sheet 4, should be revised to document that the handicap ramp at the intersection of Chapel Avenue and Highland Avenue conforms to handicap accessible standards per Section 3.3.1.10.F. If the existing ramp is not in conformance, the Site Plan should be revised to include modifications necessary to meet the handicap accessible standards.
- l. In accordance with Section 3.3.1.10.G, a stop sign and stop bar have been provided at the driveway.

3. The Demolition Plan, Sheet 3, shows a possible underground tank within the County right-of-way. The applicant should provide documentation to Camden County during construction, that if found, the underground storage tank shall be removed in accordance with NJDEP regulations.

4. Not all sidewalk along the property frontage is being replaced. 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. The Site Plan, Sheet 4 should be revised to show the two (2) foot wide pavement restoration along all curb on Chapel Avenue to be replaced.

6. The grading Plan, Sheet 5, should be revised to show the TC and BC of all curbing along the property frontage to be constructed.

TRAFFIC

- 1. The applicant has submitted a Traffic Assessment for the proposed use of the site as a auto parts store and car wash.
- 2. The applicant's traffic engineer should be prepared to present the traffic study to the County Planning Board, including how the site will operate, the safety of the proposed driveway and impact on the surrounding roadways.
 - a. The queue along Chapel Avenue north toward Route 38 backs up past the proposed driveway. The safety of left hand turns out of the site should be presented. The need for a "Do Not Block The Box" on Chapel Avenue should be presented.

- b. The Level of Service for the signal at Rt. 38 and Chapel Avenue is LOSE during the AM peak and LOS F during the PM peak during the current and future conditions. The increase in delay time and queue length should be presented.
- c. The traffic counts do not appear to reflect higher vehicle trips to the car wash use during Saturday peak hours. The number of vehicles anticipated to exit onto Woodland Avenue should be discussed. The LOS at Woodland and Chapel Avenue will change from LOS D to LOS E during weekday and Saturday peak hours. The proposed car wash impact to the residential street and intersection of Woodland and Chapel should be presented.

UTILITIES

1. The water connection for the proposed car wash require a trench connection into Chapel Avenue. The contractor will be required to obtain a road opening permit. The plans should be revised to provide a County Road trench restoration detail.
2. The sanitary sewer connections for the proposed uses will utilize municipal streets and will not impact Chapel Avenue.
3. The proposed improvements will not require relocation of electric utility poles.

STORMWATER MANAGEMENT NJAC 7:8

1. The applicant has provided a Stormwater Report dated November 2016. The municipal review is based on a Stormwater report revised to March 2017. Our office reserves the right to add additional comments when the revised stormwater report is received.
2. The stormwater calculations demonstrate that peak rates of runoff to Chapel Avenue after development will decrease or increase by a negligible amount. The calculations also demonstrate that the flows to Highland Avenue which flows to Chapel Avenue will decrease.
3. The applicant is proposing an infiltration basin. Additional calculations must be provided documenting that there is no hydraulic impact from the infiltration basin on adjacent properties in accordance with NJAC 7:8-5.4(a) 2iv, or mounding analysis.
4. Due to the soils in the area, our office concurs with the municipal review letter dated April 12, 2017, that the applicant should consider an extended detention basin rather than an infiltration basin.
5. The applicant should document that all the comments in the municipal review letter dated April 12, 2017 related to stormwater have been addressed.
6. 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.

7. 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.
8. In accordance with Section 3.5.2.1.A, the Site Plan, Sheet 4, should be revised to show that the storm inlet grate and back plate will have a Type N Eco piece and bicycle safe grate.

DETAILS

1. All construction or reconstruction within the County right-of-way is to be at County standards, and NJDOT handicap accessible standards.
2. The following County standard details are required:
 - a. Detail 1, Standard County curb
 - b. Detail 3, Standard Depressed concrete curb,
 - c. Detail 5, Standard County sidewalk
 - d. Detail 6, Standard County concrete driveway
 - e. Detail 15, Curb inlet and curb piece
 - f. Detail 17, Asphalt Pavement,
 - g. Detail 18, Roadway restoration,
2. The water main trench restoration detail on Sheet 14 should be revised to refer to the County pavement detail for the pavement over the water main connection.

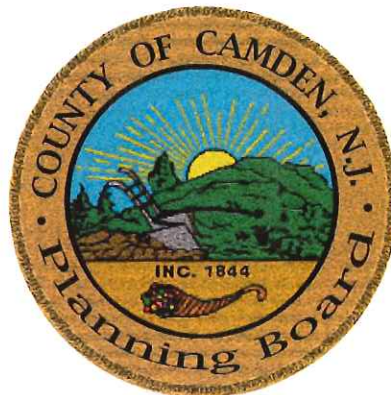
ADMINISTRATIVE

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 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.

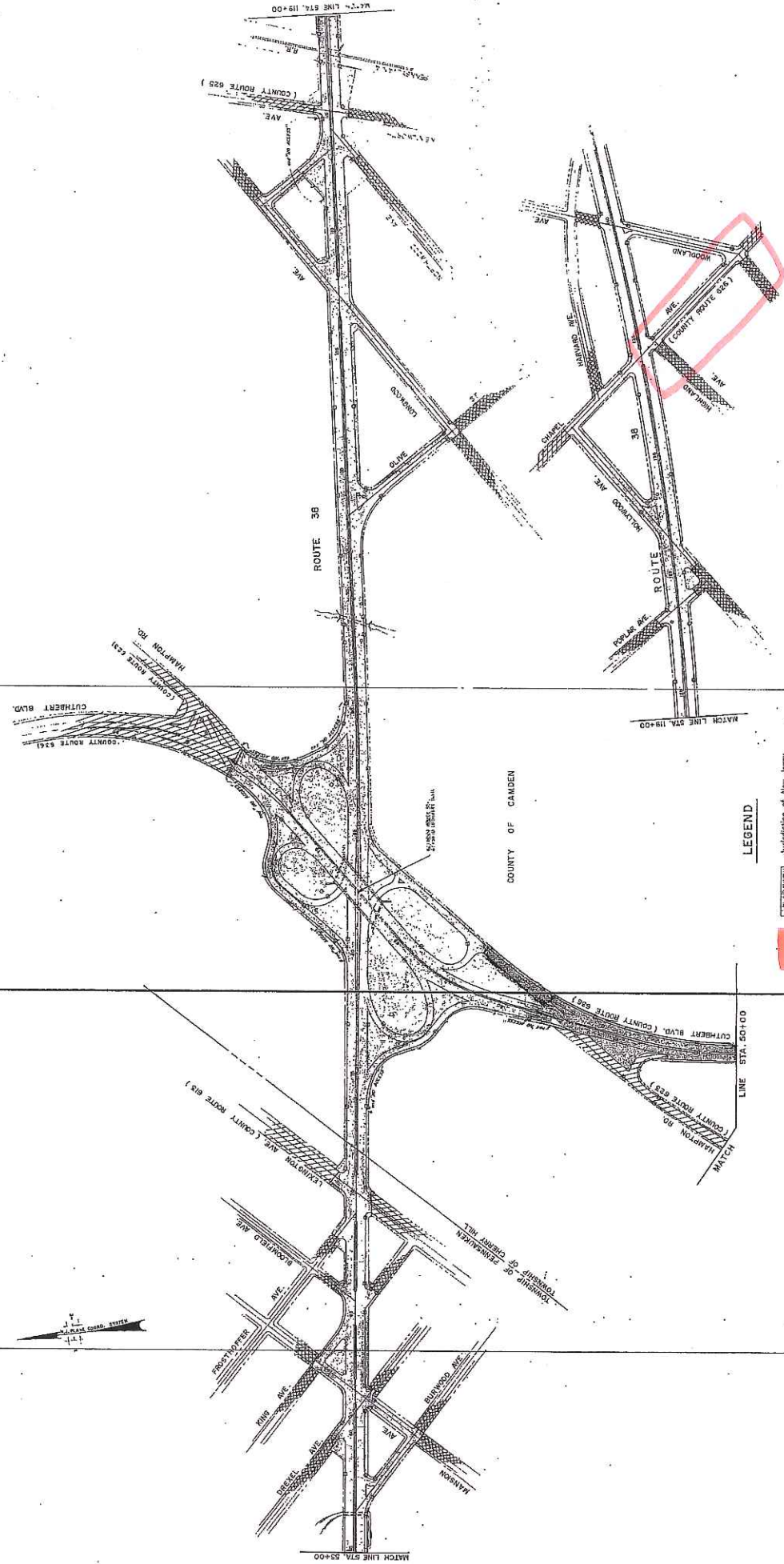
4. Underground irrigation systems shall not be located within the County right-of-way.

Kevin Becica 6/21/17
KEVIN BECICA, PE, PP, CME, CFM DATE
County Engineer



Cc: Applicant: Triple C. Development, Inc.: ty@wt2partners.com
Applicant Attorney: Del Duca Lewis; dod@delducalewis.com
Applicant Engineer: The Pettit Group: jpettit@pettitgroup.com
Municipal Planning Board Secretary: 856-661-4746
Municipal Review Engineer: Stacey Arcari, ERI: sarcari@erinj.com

PLAN SCALE: 1" = 200'



NEW JERSEY DEPARTMENT OF TRANSPORTATION
 ROUTE 70 SECTION 1B
 &
 ROUTE 38 SECTION 1C
JURISDICTIONAL LIMIT MAP
 PENNSAUKEN TOWNSHIP
 CHERRY HILL TOWNSHIP
 CAMDEN COUNTY
 SCALE 1" = 800' MAY 1974

REVISED SEPTEMBER 1982

LEGEND

- Jurisdiction of New Jersey Department of Transportation
- Jurisdiction of Camden County
- Jurisdiction of Respective Township
- Existing Roadways not affected by State's Construction to remain Jurisdiction of Respective Local Governmental Agencies.
- R.O.W. LINES
- NO ACCESS PERMITTED
- ACCESS PERMITTED

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

RECEIVED
DEC 02 2016
COMMUNITY DEVELOPMENT

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

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

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Auto Zone

Project Address (if applicable) & Municipality: 1503 W. Chapel Avenue

Abuts County Road: Chapel Avenue County Route No.: 626

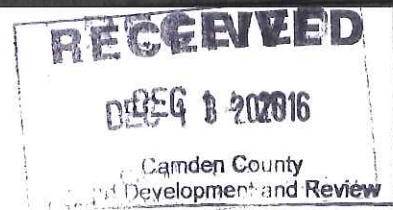
Type of Submission (please check one):

- 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): 111

Block(s): 129.01

Lot(s): 1

Existing Zoning: B-2 - Highway Business

Variance(s) Required: Freestanding sign area

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-12-13-16
M-12-2-16

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Triple C Development, Inc. Phone: 510-566-4875 Fax: _____
 Address: 200 Armory Road Town & State: Centre, Alabma
 Email: ty@wt2partners.com Zip.: 35960

Attorney: Del Duca Lewis, LLC Phone: 856-427-4200 Fax: 856-427-4241
 Address: 21 E. Euclid Ave, Suite 100 Town & State: Haddonfield, NJ
 Email: dod@delducalewis.com Zip.: 08033

Engineer: The Pettit Group, LLC Phone: 856-464-9600 Fax: 856-464-9606
 Address: 497 Center Street Town & State: Sewell, New Jersey
 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 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 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:

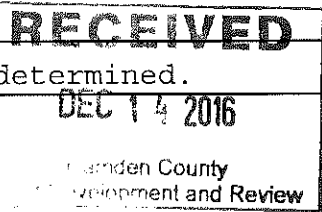
Short Description of Project: subdivide the existing lot into two lots containing
1.316 acres and 1.194 acres. Construct a 6,810 sf
Auto Zone auto parts store on the 1.316 acre lot and
construct an automatic car wash with a single tunnel
on the 1.194 acre lot.

Increase in Impervious Coverage?: YES / NO Lot coverage %: 48.5% (AutoZone) &
 Total Amount of Land Disturbed: _____ Total Increase or Decrease: 53.2% (car wash)
 _____ 2.51 acres

Total Gross SF of all Buildings/ Development: 10,570

Total New Residential Units: N/A

Total New Jobs Created: To be determined.



SP-12-13-16

M-12-2-16

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): 2.51 acres

Portion to be Subdivided: Two lots will be created: a 1.316 acre lot and a 1.194 acre lot.

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

Title of Municipal Official: Deputy Director

Authorized Municipal Signature: _____ Date: 12/5/2016

Transmittal Date (if applicable): 12/5/2016

Phone Number: 856.661.4737

Signatures Required:

Name of Applicant: _____

Signature of Applicant: _____ Date: 12/2/16

Agent Completing Application: _____

Signature of Agent: _____ Date: 12/2/16

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

SP-12-13-16

County Plan Number: _____

M-12-2-16

Stamp Date Received Below

RECEIVED

DEC 14 2016

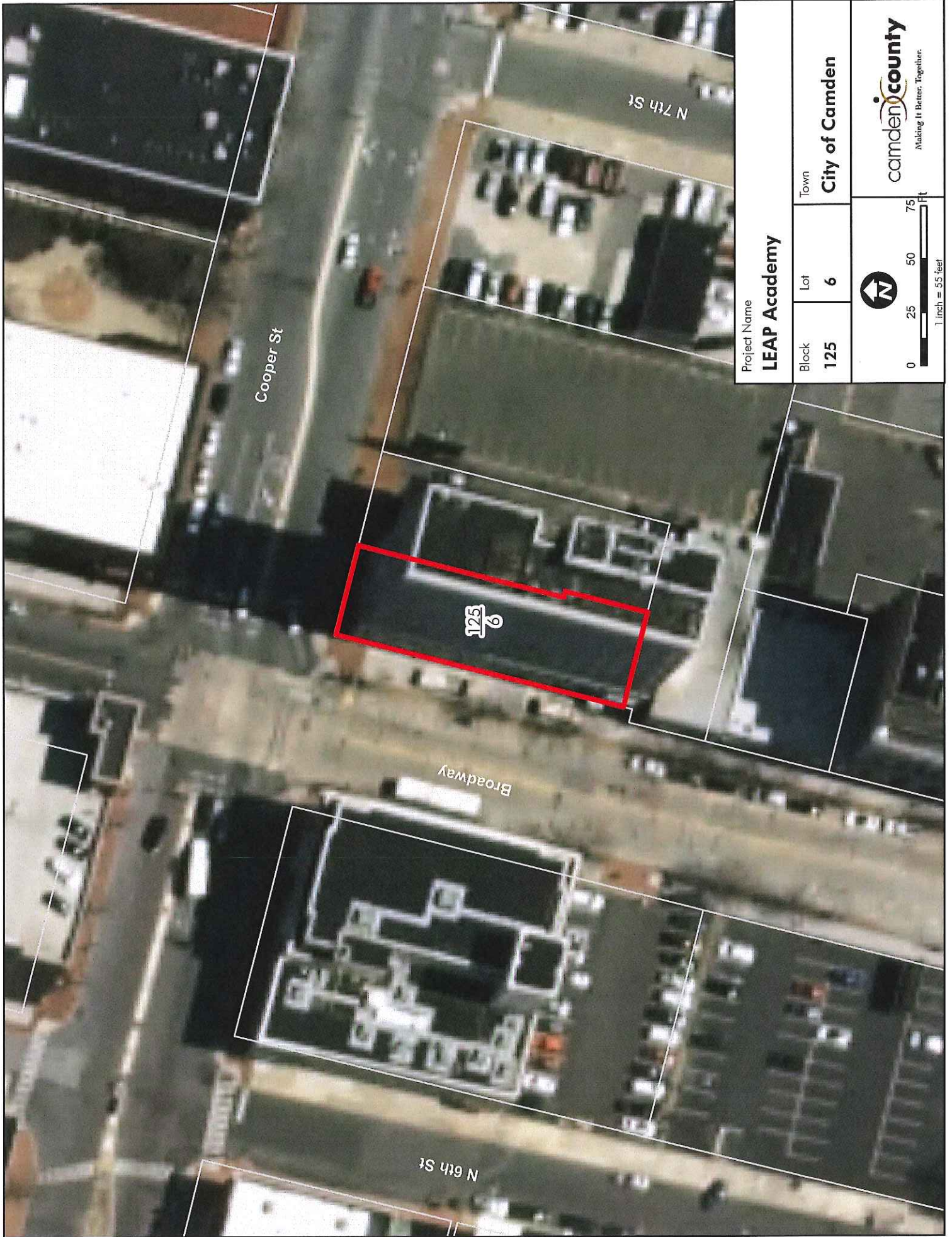
Camden County
Planning Board and Review

STAFF REPORT MEETING OF:	RE:	LEAP Academy
	Plan:	SP-8-2-15
	Municipality:	City of Camden
	Applicant:	Leap Cramer Hill, LLC
	Abuts County Route:	Broadway (CR 551)

An application for site plan approval for LEAP Academy University Charter School was heard by the Camden County Planning Board on Tuesday February 24th, 2015. In 2015 applicant came before the Planning Board and proposed to expand into an existing 13-story building on the corner of Broadway (CR551) and Cooper Street in the City of Camden. LEAP Academy Charter School at that time occupied three existing buildings along Cooper Street. The proposal was to relocate a total of 360 students from STEM and Upper Schools along eastbound Cooper Street into the Wilson building.

Approval of this application is **currently pending**. A complete list of items agreed to by representatives of the LEAP Academy during the meeting and minutes are attached in the notice sent to LEAP Academy (comments in bold and italics are subsequent to the planning board meeting). Approval of the application will not occur until the below agreed upon items have been completed. In additional, failure to address the below actions will result in the application being denied.

LEAP Academy representative Manuel Delgado responded on Feb. 16th, 2017 ensuring that the outstanding items listed below are in progress. On March 21st, I personally sent Mr. Delgado and email (enclosed), which has not received a response. The Camden County Planning Board takes it role in future development of the County very seriously and as a result of a lack of a timely response to this correspondence the LEAP Academy application will be considered for a status update by the Camden County Planning Board at the April 25th County Planning Board Meeting. If the Camden County Planning Board moves to deny approval of the existing application LEAP Academy will be responsible to reapply to the Camden County Planning Board and will be responsible new application fees.



Project Name

LEAP Academy

Block

125

Lot

6

Town

City of Camden



camdencounty
Making It Better. Together.

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, duplicate, 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: LEAP ACADEMY UNIVERSITY CHARTER SCHOOL

Project Address (if applicable) & Municipality: 549 Cooper Street, NJ 08102

County Route No.: 551 Site Abuts County Road: 551

Type of Submission:

- New Application
- Revision of Prior Site Plan Application Number _____ Date: _____
- Resubmission of Part of Major Subdivision Application Number _____ Date: _____

Tax Map Data:

Plate(s): 35
Block(s): 125
Lot(s): 6

Existing Zoning: US UNIVERSITY AND SUPPORT
Variance Required: Yes, Existing Site Variances granted by Municipality as listed on Cover Sheet

Type of Plan:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Final Development Plan | <input type="checkbox"/> Preliminary Plan |
| <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Filing Plan | <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Other: _____ | | |

SP-8-215

Submission Information:

Applicant: Leap Cramer Hill LLC Phone: 856-225-6348 Fax: _____
Address: 549 Cooper Street Town: Camden State: NJ
E-Mail: _____ Zip: _____

Agent: James F. Biegen, PE, Maser Consulting, PA Phone: 856-797-0412 Fax: 856-722-1120
Address: 2000 Midlantic Drive, STE 100 Town: Mount Laurel State: NJ
E-Mail: jBiegen@Maserconsulting.com Zip: 08054

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>Public Charter School</u> |

Area:

Total of Existing Lot: 0.14 AC Portion to be Sub-divided: 0.00 AC
Dedicated Land: 0.00 AC Explain: Existing building on an existing lot; No changes to building or Lot proposed

Signatures Required:

Signature of Applicant: Olivia Bonilla-Santiago Date: 1-19-2015
Person Completing Application
(Please Print): Olivia Bonilla-Santiago Date: _____

Municipal Use:

Classification of Application: Preliminary & Final Site Plan
Authorized Municipal Signature: Angela Mills
Title: FB Secretary Transmittal Date: 1/16/15
Phone No.: (856) 757-7214

For County Use:	
Classification of Application:	_____
Authorized County Signature:	_____
Title:	Date Received: _____
Phone No.:	Log No.: _____
Plan No.:	_____