

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 January 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 Projects for Board Action:

### **Subdivisions and Site Plans**

- A. Stonegate and St. Stephens M-27-1-17/SP-27-9-17
- B. All American Assisted Living M-16-7-17/SP-15-11-17

### **Site Plans**

- C. Our Lady of Lourdes Medical Center SP-8-14-17
- D. 129 Cross Keys Rd. SP-28-1-18

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**

**January 23rd, 2018**

***Minor/Major Subdivisions***

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
M-1	Stonegate at St. Stephens Phase II	M-27-1-17	Pennsauken	Construction of a 68 unit age and income qualified apartment complex
M-2	All American Assisted Living	M-15-7-17	Gloucester Twp.	Construction of a 58 unit assisted living facility

***Site Plans***

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Stonegate at St. Stephens Phase II	SP-27-9-17	Pennsauken	Construction of a 68 unit age and income qualified apartment complex
SP-2	All American Assisted Living	SP-15-11-17	Gloucester Twp.	Construction of a 58 unit assisted living facility
SP-3	Our Lady of Lourdes Medical Center	SP-8-14-17	Camden	Addition of Parking lot and Stormwater Facilities
SP-4	129 Cross Keys Rd	SP-28-1-18	Pine Hill	new office and warehouse building

**Camden County Planning Board  
County Public Works Complex, Lindenwold  
6:00 PM  
December 19, 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. Thomas Schina, Mr. Tom Bock, Mr. Ryan Doran, Mr. Joe Pillo, Ms. Alexis Williams, and Ms. Kevin Becica, County Engineer were all present.

Planning Board Solicitor: Ms. Catherine Binowski was present.

Staff: Ms. Carol Sigman was present.

**MINUTES**

A motion was made to approve the minutes of the November 28, 2017 meeting by Mr. Pillo and seconded by Ms. Williams; all present were in favor.

**SITE PLANS**

**SP-34-3-17**

**Sweet Eats**

**Voorhees**

Jordan Goldberg, Esq., Jack Gravlin, PE and Dave Horner, Traffic PE were present for the application.

The applicant is seeking site plan approval to construct a new parking area to service the bakery. An existing wooded area in the rear of lot 3 will be cleared to construct the expansion of the parking lot.

The applicant additionally proposes to install a 48' x 16' refrigeration box in the paved area directly behind the bakery and construct a 2,000-sq. ft. storage building adjacent to the parking lot. The plans indicate that the storage building will be constructed in a phase 2. The Stormwater management report indicates that it will be constructed on pilings within the existing stormwater basin currently serving the bakery. A separate basin is proposed to be constructed on lot 3 to accommodate stormwater generated by the increase in impervious coverage. Circulation thru the site will be modified to limit the existing driveway servicing the Bakery to ingress only. Egress will be provided by a new 30' wide egress only driveway proposed near the southerly property line of existing Lot 3. There will be a total of 87 parking spaces.

Applicant received local approval.

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 and furnished to the County Planning Board.

Applicant will comply to all of County Engineer's comments including driveways.

A design waiver is required to permit the proposed exit driveway located zero feet from property line and a design waiver is required for the ten-foot curb radii at the exiting driveway where a curb radius of fifteen feet is required.

A copy of receipt of County filing of the widening easement must be provided to County Planning Department prior to issuance of final approval. Also maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.

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

**SP-36-3-17**

**ALDI Food Market**

**Winslow**

Richard Goldstein, Esq., Joshua Sewald, PE and Nathan Mosley, Traffic PE and Adrienne Kieliszak, Aldi were present for the application.

The applicant is seeking approval to removing existing improvements within a already developed shopping center and using an adjacent vacant portion of the parcel to develop a ALDI Food Market. Construction will consist of a 21,998 SF Food Market and improvements to the driveway, parking area, landscaping, lighting and stormwater infrastructure. The driveways already exist

As part of this project the traffic signal associated with build out of this parcel will be constructed along Cross Keys Rd. at the driveway directly across from the Wawa. Gloucester Township will own the signal.

Winslow Township approved the applicant.

The applicant will comply with all the County Engineer's comments.

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

**PUBLIC COMMENTS**

None.

**CHAIRMAN'S REPORT**

None.

**ATTORNEY'S REPORT**

None.

**COUNTY ENGINEER'S REPORT**

None.

**COUNTY PLANNING REPORT**

Adoption of the Planning Board Meeting Schedule for 2018. A motion was made by Mr. Schina and seconded by Mr. Pillo; all present were in favor. The schedule was advertised in the Courier Post on January 5, 2018.

**NEW BUSINESS**

None.

**OLD BUSINESS**

None

**ADJOURNMENT**

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

Respectfully Submitted,  
Carol Sigman  
Land Development & Review Clerk

**PLEASE TAKE NOTICE  
2018 MEETING SCHEDULE  
OF THE CAMDEN COUNTY  
PLANNING BOARD**

Please take notice of the Camden County Planning Board Schedule for 2018. All meetings will convene at 6:00 PM and will be held in the large conference room at the Charles J. DePalma Public Works Complex, 2311 Egg Harbor Road, Lindenwold, NJ, 08021.

Tuesday, January 23  
Tuesday, February 27  
Tuesday, March 27  
Tuesday, April 24  
Tuesday, May 22  
Tuesday, June 26  
Tuesday, July 24  
Tuesday, August 28  
Tuesday, September 25  
Tuesday, October 23  
Tuesday, November 27  
Tuesday, December 12  
(13.20)

0002633959-01

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Stonegate St. Stephens Phase II</b>
	Plan:	SP-27-9-17
	Municipality:	Pennsauken
	Applicant:	SG Phase II Associates LLC
	Abuts County Route:	Browning Rd. (Cr.612)

**M-27-1-17**

The Applicant is seeking approval for the subdivision of land along Cr. 612 for the purpose of developing an apartment building.

**SP-27-9-17**

The applicant is seeking approval for the construction of a three (3) story apartment building containing 68 senior affordable units with associated parking and stormwater management basin.



Browning Rd

Garden Ave

Witherspoon Ave

Sinkinson Ave

6001  
73

Drexel Ave

Project Name

Stonegate @ St. Stephens - PH2

Block

6001

Lot

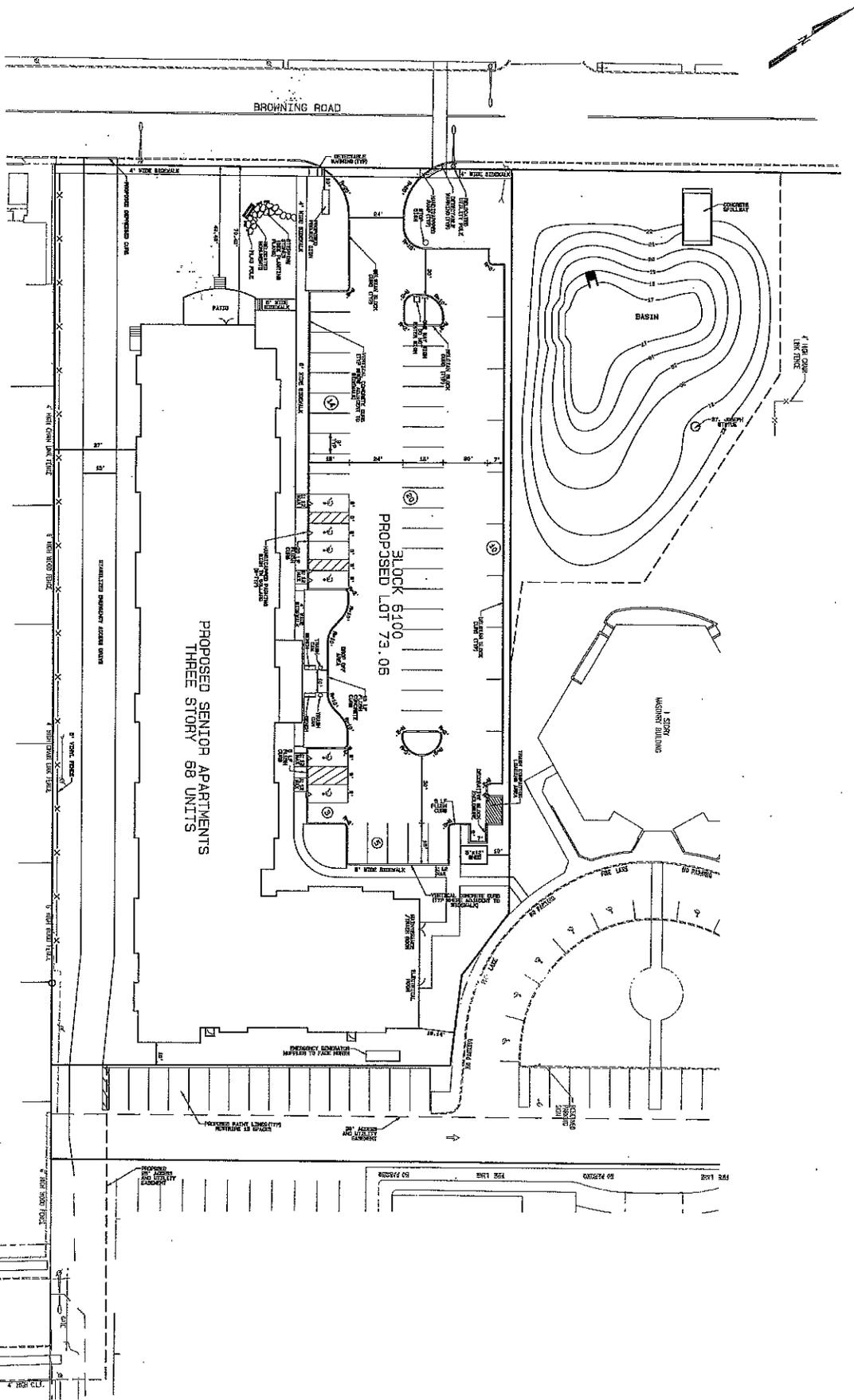
73

Town

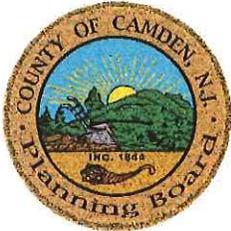
Pennsauken



camden **county**  
Making It Better, Together



SHEET: 2	SITE PLAN	STONEGATE AT ST. STEPHENS PHASE II PENNSAUKEN TOWNSHIP CAMDEN COUNTY NEW JERSEY	<b>SPEITEL AND SPEITEL, INC.</b> STRATEGIC PLANNERS, CIVIL ENGINEERS, AND ENVIRONMENTAL PERMIT CONSULTANTS 20 E. TANTON ROAD SUITE 204 BERLIN, NJ 08007 609-767-7400 <small>DESIGNED BY ANDREW SPEITEL, LICENSED PROFESSIONAL ENGINEER          © COPYRIGHT 2011 SPEITEL &amp; SPEITEL, INC. ALL RIGHTS RESERVED BY NOTICE OF THIS DOCUMENT AND NO PART THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF SPEITEL &amp; SPEITEL, INC.</small>	 <b>Steven Bagga</b> Professional Engineer No. J.E.C. 00137 Date: 11-30-17	1	1	1	1
					2	2	2	2
					REVISIONS	DATE	BY	



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

**COUNTY PLAN:  
SP-27-9-17/M-27-  
1-17**

Stonegate Phase II at St. Stephens  
**PROJECT NAME**

Pennsauken Twp.  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X SITE PLAN

PLATE: 60

Revise as Noted

X Subdivision

BLOCK: 6001

   OTHER

LOT (s): 73.02

**NAME:** SG Phase II Associates LLC

**ADDRESS:** 1845 Haddon Ave.

**CITY:** Camden    **STATE:** NJ    **ZIP:** 08103

**SITE ABUTS COUNTY HIGHWAY:** Browning Rd. Cr. 612

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

**GENERAL**

**M-27-1-17**

The Applicant is seeking approval for the subdivision of land along Cr. 612 for the purpose of developing an apartment building.

**SP-27-9-17**

The applicant is seeking approval for the construction of a three (3) story apartment building containing 68 senior affordable units with associated parking and stormwater management basin.

### The following documents have been reviewed:

1. Site plan entitled "Stonegate at St. Stephens Phase II", prepared by Speitel and Speitel Inc.; dated Nov. 30, 2017.
2. Stormwater Management Report for "Stonegate at St. Stephens Phase II", prepared by Speitel and Speitel Inc.; dated March 13, 2017 and revised November 30, 2017.
3. Construction, Operation and Maintenance Plan for Stonegate at St. Stephens Phase II", prepared by Speitel and Speitel Inc.; dated March 13, 2017.
4. Land Title Survey for "Diocesan housing of Camden", prepared by Blue Marsh Associates, Inc., dated September 11, 2017.
5. Master Planting Plan & Planting details, prepared by Jonathan Alderson Landscape SArchitects dated Dec. 13, 2017.
6. Minor Subdivision Plan for "Diocesan Housing of Camden, #6306 Browning Road", prepared by Blue Marsh Associates, Inc., dated Sept. 14, 2017 and revised to Jan. 9, 2018.

### RIGHT OF WAY

1. The Camden County Master Plan indicates that Browning Road (CR 612) has a proposed right-of-way of 49.5 feet between River Road (CR 543) and Federal Street (CR 537) in Pennsauken Township. The existing right-of-way is 49.5 feet. The applicant is not required to provide an additional roadway easement along the property frontage.
2. The Site plan, Sheet 2, should be revised to show the right-of-way width of Browning road along the property frontage.
3. In accordance with Section 3.1.2, sight triangle easements should be provided at the proposed driveway and emergency access drive onto Browning Road.
  - a. The Site plan, Sheet 2, should be revised to include the sight triangle easement areas.
  - b. The Master Planting Plan, Sheet L1, should be revised to include the sight triangle easement areas.
  - c. The sight triangle easement areas within private property should be restricted in order to ensure that there are no obstructions restricting the line of sight for motorists exiting onto Browning Road. The applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement areas.

### SITE PLAN

1. The applicant is proposing a full movement driveway onto Browning Road. The following is noted:
  - a. The proposed driveway is located twenty-three feet (23') from the northern property line and conforms to Section 3.3.1.9 where no portion of a driveway shall be located closer than ten (10) feet from a side property line.
  - b. The angle of the center line of the proposed driveway is ninety degrees (90°) to River

Road in conformance with Section 3.3.1.10.A.

- c. The proposed grade of the driveway is 4.76% and conforms to the requirements of Section 3.3.1.10.B. where the grade of a driveway onto a County road shall be more than 7% if grading of 3% cannot be met due to site constraints.
  - d. The proposed twenty-four foot (24') wide driveway width is in conformance with 3.3.1.10.C where the minimum width of a driveway for non –residential use is twenty-five feet (25').
  - e. The proposed curb radius of twenty-five feet (25') conforms to Section 3.3.1.10.D. The Truck Turning Plan, Sheet 6, shows the largest delivery vehicle of a thirty foot (30') single unit truck accessing the site driveway.
  - f. The Site Plan, Sheet 2, should be revised to include all utilities within the proposed driveways, including water valves, utility poles, etc.
  - g. The Site Plan, Sheet 2 should be revised to include County depressed curb across the proposed access driveway entrance to conform with Section 3.3.1.10.E. The depressed curb should also be shown on the Grading Plan, Sheet 4.
  - h. The Site Plan, Sheet 2, should be revised to provide a concrete driveway apron for a distance of twenty-five feet (25') from the edge of the roadway pavement in accordance with Section 3.3.1.10.E.
  - i. The Site Plan, Sheet 2, should be revised to clearly show the starting and ending of Camden County curb proposed within the County right-of-way.
  - j. Browning Road is a full depth concrete roadway 9" thick. The Site Plan, Sheet 2, should include concrete roadway restoration adjacent to the proposed driveway, proposed curb , proposed stormwater connections or utility connections.
  - k. The Site Plan, Sheet 2, should be revised to provide a stop bar and stop sign in accordance with Section 3.3.1.10.G.
2. The Site Plan and Grading Plan, Sheets 2 and 4 should be revised to show that the proposed sidewalk along the property frontage will connect to the existing sidewalk at to southern property line and meet existing grades.
  3. The Site Plan includes a mid block crosswalk across Browning Road in proximity with the intersection of Burnwood Avenue.
    - a. The applicant's engineers should review relocation of the crosswalk to the intersection with Burnwood.
    - b. The plans should be revised to include advance warning signage for the crosswalk.
    - c. The plans should be revised to include new crosswalk striping.
  4. The Site Plan, Sheet 2, should be revised to include the proposed Block and Lots from the subdivision and the Block and Lots of all adjacent properties.

#### **TRAFFIC**

1. The owner or applicant's professionals should be prepared to present the traffic impact to Browning Road from the proposed senior apartment building, including the number of residential apartments, and the anticipated trips during the peak hours at the proposed driveway.

2. The owner or applicant's professionals should be prepared to present the truck turning plan on Sheet 6 for the size and path of anticipated delivery and waste management vehicles.

## **UTILITES**

1. The Utility Plan, Sheet 3, indicates that Utility Pole/ Light Pole #7700 will be relocated to the north side of the proposed driveway.
  - a. The Site Plan, Sheet 2, the Utility Plan, Sheet 3, and the Soil Erosion Plan, Sheet 7 should be revised to include the location of the existing utility pole.
  - b. The utility pole must be relocated by the utility company prior to the issuance of any type of building permits by Pennsauken Township (other than demolition permit) since the existing utility pole conflicts with the proposed construction entrance.
  - c. The utility pole must be relocated by the utility company prior to the issuance of the temporary or final building occupancy permit.
2. The water and sewer connections for the proposed residential building will be made through adjacent Block 6001, Lots 73.05, Block 6001, Lot 73.03 to connections at the intersection of Sinkinson Avenue/Witherspoon Avenue.
3. The Utility Plan, Sheet 3, and Demolition Plan, Sheet 8, should be revised to show the water valve box and water lateral within the proposed driveway will be removed.
4. The Utility Plan, Sheet 3, should be revised to indicate the gas utility connection. It is recommended that the gas valve and lateral within the proposed driveway be removed on the Demolition Plan, Sheet 8, or shown to be relocated outside of the driveway on the Utility Plan, Sheet 3.

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

1. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. An above ground stormwater management detention basin has been provided to meet the requirements of NJAC 7:8, Stormwater requirements for water quantity and water quality. Recharge is not required for the redevelopment of the property in the PA Zone.
2. The applicant's engineer should provide additional documentation that the final design meets all stormwater comments from the municipal engineering T&M review dated April 3, 3017.
3. The stormwater basin cross section on Sheet 14 should be revised to include the outflow structure #1.
4. The stormwater basin cross section on Sheet 14 should be revised to include the concrete emergency spillway.
5. Profiles for the OS#1 to the County storm manhole in Browning Road should be provided.
6. The six inch (6") orifice at elevation 16.3 at the bottom of the detention basin appears to flow out of the basin though a 15" HDPE pipe with an invert of 13.4 toward an existing County stormwater manhole. The detail for OS#1 on Sheet 14 should be revised to include all sides of the OS #1.
7. HDPE storm pipe is not permitted in Camden County right-of-way per Section 3.5.4.1.. the

stormwater design should be revised accordingly.

8. A concrete spillway will direct stormwater from the proposed detention basin toward Browning Road. The toe of the concrete spillway at elevation 20.3 appears to end at the edge of County curb at Browning Road. The Grading Plan sheet 4 should be revised to show the elevations of the concrete spillway and the contour lines between the top of the basin and County curb.
9. The design should be revised to eliminate any portion of the emergency spillway in Camden County right-of-way.
10. It is strongly recommended that the emergency spillway design be revised to provide a grass spillway or spillway with riprap instead of the 12 foot wide concrete spillway with 1-2 foot wall concrete wall on either side.
11. The outflow pipe from the stormwater management basin is shown connecting into the northeast side of a storm manhole with approximately 9" separation between the bottom of the proposed pipe and top of existing pipe. Due to the age of County stormwater structures and the angle of the proposed connection, the proposed storm pipe connection requires reconstruction of the manhole.
12. Storm pipe calculations should be provided for the proposed storm pipe from the proposed detention basin into the County stormwater system.
13. The stormwater management report should be revised to clearly prove that the proposed design will not cause the stormwater system in Browning Road to surcharge and flood the County roadway. The storm pipe calculations should show if the County storm pipe system will have adequate capacity after the improvements are made, if the pipe will flow under head pressure, or if the pipe system will flood the inlet grates in Browning Road.
14. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 has been provided to ensure that the stormwater system can be maintained in perpetuity.
15. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.

## **DETAILS**

1. All construction or reconstruction within the County right-of-way is to be at County standards.
2. The following County standard details are required for improvements in the County right-of-way:
  - a. Detail 1, County Curb
  - b. Detail 3, County Depressed curb,
  - c. Detail 6, Concrete Driveway Apron,
  - d. Detail 18, Concrete roadway restoration detail
  - e. Any other details as required for construction

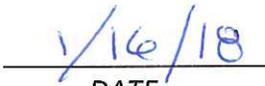
**ADMINISTRATIVE**

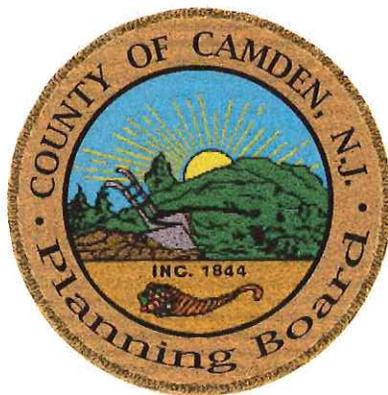
1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
2. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
3. All road openings will require a Road Opening Permit from the Camden County Highway Department.
4. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.

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

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

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

  
\_\_\_\_\_  
DATE



Cc: Applicant: James Reynolds – james.reynolds@camdendiocese.org  
Applicant Attorney: Damien Del Duca – 856-427-4241  
Applicant Engineer: Steve Bagge – 856-310-5702  
Municipal Planning Board Secretary: 856 665 2749  
Municipal Review Engineer: Raymond Jordan 856.722.0175

# 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: Stonegate at St. Stephens Phase II

Project Address (if applicable) & Municipality: 6306 Browning Road, Pennsauken

Abuts County Road: Browning Road County Route No.: 612

### 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): 60

Block(s): 6001

Lot(s): 73.02

Existing Zoning: R-1 residential

Variance(s) 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.

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: SG Phase II Associates LLC Phone: 856-342-4130 Fax: \_\_\_\_\_  
 Address: 1845 Haddon Avenue Town & State: Camden, NJ  
 Email: james.reynolds@camdendiocese.org Zip: 08103

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

Engineer: Speitel & Speitel Phone: 856-767-4190 Fax: 856-767-3236  
 Address: 20 E. Taunton Road, Suite 559 Town & State: Berlin, NJ  
 Email: sbagge@speitel.us Zip: 08009

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

- | <u>Residential</u>                                | <u>Commercial</u>                                       | <u>Industrial</u>                                 |
|---|---|---|
| <input 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 checked="" 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 applicant proposes to construct 68 age and income qualified apartments with 52 parking spaces and associated site improvements.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Increase in Impervious Coverage?: YES ~~NO~~ Total Increase ~~or Decrease~~: 0.92 Acres

Total Amount of Land Disturbed: 2.3 Acres

Total Gross SF of all Buildings/ Development: 70,000 sf

Total New Residential Units: 68

Total New Jobs Created: 2

# 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

Size of Existing Lot(s): 4.46 ac

Portion to be Subdivided: 1.85 ac

## Municipal Use:

Title of Municipal Official: ZONING OFFICER

Authorized Municipal Signature: John Adams

Date: 12-20-17

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

Phone Number: 856-665-1000

## Signatures Required:

Name of Applicant: SG PHASE II ASSOCIATES, LLC

Signature of Applicant: [Signature]

Date: 11/6/17

Agent Completing Application: Steven Bagge, PE

Signature of Agent: [Signature]

Date: 11/6/17

### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: \_\_\_\_\_

### Stamp Date Received Below

# CAMDEN COUNTY PLANNING BOARD APPLICATION

## AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

### Company/ Organization Information

Name of Company/Organization: SG Phase II Associates LLC

Is the Company a Corporation? ~~YES~~ / NO OTHER: LIMITED LIABILITY COMPANY

If yes, what State is the Corporation incorporated in? New Jersey

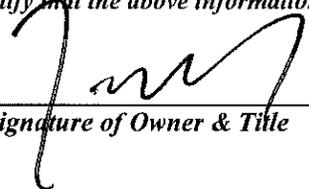
Is the Company a Partnership? YES /  NO

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
SG Phase II Associates, LLC is wholly owned by The Diocesan Housing Services Corporation of the Diocese of Camden, Incorporated, a New Jersey nonprofit corp. The board members of The Diocesan Housing Services Corp. of the Diocese of Camden, Inc. are: Peter J. O'Connor, Alma Johnson, William J. Murray, Reverend Thomas A. Newton, Monsignor John H. Burton, Reverend Walter A. Norris and Joseph Fahy		

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

X   
Signature of Owner & Title

11/6/17  
Date

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

\_\_\_\_\_  
Date

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>All American Assisted Living</b>
	Plan:	M-15-7-17/SP-15-11-17
	Municipality:	Gloucester Twp.
	Applicant:	Senior Housing Development, LLC.
	Abuts County Route:	Erial-Williamstown Rd. (Cr704)

**M-15-7-17**

Applicant is seeking approval to subdivide existing Lot 1 into two (2) new lots know as Lot 1 (4.001 Acres) and Lot 2 (9.4525 Acres).

**SP-15-11-17**

Applicant is seeking approval to construct a two (2) story, 58,000 SF Assisted Living Facility and associated site improvements on proposed Lot 1. The proposed building will contain 58 units, (54 - two (2) bedroom and four (4) one bedroom units).







18319  
1

Liberty Pl

Independence Blvd

Chews Landing Williamstown Rd

Project Name

All American Assisted Living

Block

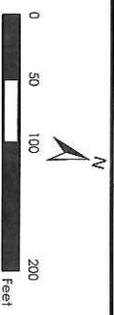
18319

Lot

1

Town

Gloucester Twp



camden county  
Making It Better Together



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

**COUNTY PLAN:  
M-15-7-17/SP-15-  
11-17**

All American Assisted Living  
**PROJECT NAME**

Gloucester Twp.  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

SITE PLAN

PLATE: 183.08

Revise as Noted

Subdivision

BLOCK: 18319

OTHER

LOT (s): 1

**NAME:** All American Assisted Living

**ADDRESS:** 30 Jericho Executive Plaza , Suite 400E

**CITY:** Jericho **STATE:** NY **ZIP:** 11753

**SITE ABUTS COUNTY HIGHWAY:** Erial- Williamstown Rd. Cr. 704

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

**GENERAL**

**M-15-7-17**

Applicant is seeking approval to subdivide existing Lot 1 into two (2) new lots know as Lot 1 (4.001 Acres) and Lot 2 (9.4525 Acres).

**SP-15-11-17**

Applicant is seeking approval to construct a two (2) story, 58,000 SF Assisted Living Facility and associated site improvements on proposed Lot 1. The proposed building will contain 58 units, (54 - two (2) bedroom and four (4) one bedroom units).

**The following documents have been reviewed:**

1. Site plan entitled "All American Assisted Living", prepared by Pennoni Engineering; dated December 13, 2017
2. Stormwater Management Report for All American Assisted Living, prepared by Pennoni; dated September 8, 2017 and revised Dec. 13, 2017.
3. Traffic Impact Analysis for all Lakeside Business Park , prepared by Pennoni , dated May 2017 .
4. Land Title Survey for Existing Conditions Plan, prepared by Pennoni, dated July 14, 2017.
5. Minor Subdivision Plan for Lakeside Senior Development, prepared by Pennoni, dated September 22, 2017.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Erial-Williamstown Road (CR 704) has a proposed right-of-way of 74 feet, with an existing right-of-way of 61.75 feet. Erial-Williamstown Road (CR 704) has been widened to 37 feet from the centerline along the property frontage. Additional right-of-way through a roadway easement to widen CR 704 from the centerline along the applicant's frontage is not required. The following is noted:
  - a. The Site Plan should be revised to indicate the centerline of CR 704 is located 37 feet from the property line of Block 18319 Lot 1.
  - b. The Site Plan should be revised to indicate the centerline of CR 704 is 24.75 feet from the property line on opposite side of Erial-Williamstown Road (CR 704).

**SITE PLAN**

1. The frontage of the site proposed for development has been improved with concrete curb. The applicant is proposing sidewalk within the County right-of-way and within the private property along the site frontage.
2. The proposed site improvements do not require direct access onto the County roadway. The site will exit onto Independence Boulevard and then to the signalized intersection of Erial-Williamstown Road and Independence Boulevard.

**TRAFFIC**

1. The applicant's traffic engineer should be prepared to provide testimony regarding the Traffic Impact Study Addendum.
2. The review of the Traffic Impact Study by Maser Engineers, Camden County's traffic engineer is provided in a separate letter.

**UTILITES**

1. The Utility Plan, Sheet 10, shows water, sewer, electric and communication utility connections will be made on Independence Boulevard.
2. The Utility Plan, Sheet 10, shows gas main connection in Erial-Williamstown Road (CR 704). A County road opening permit and County road restoration will be required.

## STORMWATER MANAGEMENT NJAC 7:8

1. The applicant has provided a stormwater management report dated September 8, 2017 and revised to December 13, 2017. The site under improvement does not drain onto Erial-Williamstown Road (CR 704) but drains in the western direction away from the County roadway. The applicant is proposing two infiltration stormwater basins located at the western rear of the property.
  - a. As a condition of approval, all future phases of development on Block 18319, Lot 2 must demonstrate that the design meets the hydraulic impact requirements of NJAC 7:8-5.4(a)2iv or mounding analysis to document that there will be no detrimental impact to buildings or underground systems from the proposed infiltration basins for this phase.
  - b. As a condition of approval, all future phases of development on Block 18319, Lot 2 must include analysis of inflow from the by-pass runoff from Erial-Clementon Road (CR 704) and undetained off-site and on-site areas.
  - c. The applicant should document that all technical issues from the municipal engineer's review dated November 8, 2017 have been addressed.
2. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 has been provided to the applicant in order to ensure that the stormwater system can be maintained in perpetuity.
3. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.
4. The Drainage Plan, Sheet 11, should be revised to include the following:
  - a. Label the southernmost inlet in CR 704 as Existing Inlet #2 to correspond to storm profile on Sheet 16.
  - b. Provide the invert of 177.76 for the 24" RCP (W) proposed.
  - c. Provide the invert for the existing 18" RCP (N).
  - d. Include storm inlet modification to connect proposed 24" RCP.
  - e. Grate Elevation 181.42 on Sheet 11 and grate elevation 181.47 on Sheet 16 should be modified to provide the correct elevation and correspond between the 2 plan sheets.
5. The Site Plan, Sheet 7, should be revised to include curb replacement to the nearest joint on either side of existing Inlet #2 in Erial-Williamstown Road (CR 704).

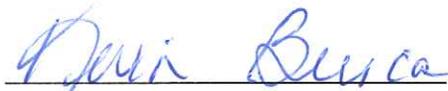
## DETAILS

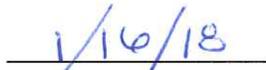
1. All construction or reconstruction within the County right-of-way is to be at County standards.
2. The following County standard details are required for improvements in the County right-of-way:
  - a. Detail 1, County Curb
  - b. Detail 5, Standard concrete sidewalk
  - c. Detail 17, County paving detail
  - d. Detail 18, Roadway restoration details

## 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 will require a Road Opening Permit from the Camden County Highway Department.
4. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.

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

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

  
\_\_\_\_\_  
DATE



Cc: Applicant: Senior Housing Development, LLC (516) 496-1509  
Applicant Attorney: John D. Wade - (856) 346-1910  
Applicant Engineer: Blake Fitzgerald - (856) 547-9174  
Municipal Planning Board Secretary: 856-232-6229  
Municipal Review Engineer: Steven Bach 85654608612



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 18, 2018

**Re:** **Traffic Review**  
**Lakeside Business Park – Proposed Assisted Living Facility**  
**Gloucester Township, Camden County, New Jersey**  
**County Planning Board File SP-15-11-17**  
**MC Project No. 17005805G**

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As requested, Maser Consulting conducted a review of the land development plans and traffic study submitted in conjunction with the development of an Assisted Living Facility use as part of the Lakeside Business Park development located on the southwesterly corner of the intersection of Erial-Williamstown Road (County Route 704) and Independence Boulevard in Gloucester Township, Camden County.

The following documents were reviewed:

- *Traffic Impact Study Addendum, Lakeside Business Park*, prepared by Pennoni Associates, Inc., dated May 2017.
- *Preliminary/Final Major Site Plan and Minor Subdivision*, prepared by Pennoni Associates, Inc., dated December 13, 2017.

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

### General Background:

The lakeside Business Park is a multi-phased development that was originally approved to house the following land uses:

- 198,528 sq. ft. Office Space
- 14,460 sq. ft. Diving School
- 9,584 sq. ft. Daycare

Presently, 106,656 sq. ft. office space and the 14,460 sq. ft. Diving School have been built, leaving 91,872 sq. ft. of office space and the 9,584 sq. ft. Daycare to be built in the future.



### **Trip Generation Analysis:**

This application proposes the following:

- Reducing the remaining Office Space from 91,872 sq. ft. to 29,568 sq. ft., which is a reduction of 62,304 sq. ft.
- Eliminating the 9,584 sq. ft. Daycare
- Adding a 70,752 sq. ft. Assisted Living Facility

In term of physical size, the whole development is being reduced from 222,572 sq. ft. to 221,436 sq. ft., which is a reduction of 1,136 sq. ft., or approximately one half of one percent.

In term of traffic impact, the reduction is more significant as the previous land use consisting of Office Space and Day Care generates approximately 260 trips in the AM and 280 trips in the PM peak hours, while the Assisted Living Facility generates only 20 trips in the AM and 39 trips in the PM peak hours.

In conclusion, replacing 62,304 sq. ft. of Office Space and 9,584 sq. ft. Daycare with a 70,752 sq. ft. Assisted Living Facility will result in a significant reduction in trip generation of approximately 240 trips in each of the AM and PM peak hours.

### **Capacity Analysis:**

The traffic study analyzed the following intersections:

- Sicklerville Road (CR 705) and Berlin Cross Keys Road (CR 689)
- Erial-Williamstown Road (CR 704) and Berlin Cross Keys Road (CR 689)
- New Brooklyn Road (CR 706) and Berlin Cross Keys Road (CR 689)
- Erial-Williamstown Road (CR 704) and Jarvis Road (CR 687)
- Erial-Williamstown Road (CR 704) and Independence Boulevard

The analyses were found to be acceptable and the resulting levels of service satisfactory.

### **Comments:**

1. The applicant's traffic engineer should discuss the resulting queuing at the intersection of Erial-Williamstown Road (CR 704) and Independence Boulevard, specifically as it impacts the available storage for the left turn lane on CR 704 NB and for the eastbound approach of Independence Boulevard.



2. The median on Independence Boulevard should have low-type vegetation so the sight distance for vehicles leaving the driveway servicing the Assisted Living Facility is not impeded.
3. The proper easement should be provided for the intersection sight triangle on Independence Boulevard.
4. The plan should reflect Keep Right signs (R4-7) on both sides of the median on Independence Boulevard.
5. The driveway design appears to be tight for large vehicle circulation. It is recommended that the site engineer takes measures to improve the geometry of the driveway on Independence Boulevard.

# 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: All American Assisted Living

Project Address (if applicable) & Municipality: Gloucester Township, Camden County

Abuts County Road: Erial-Williamstown Road County Route No.: C.R. #704

### 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): 183.08

Existing Zoning: New Vision Business Park

Block(s): 18319

Variance(s) Required: N/A

Lot(s): Lot 1

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-15-11-17

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Senior Housing Development, LLC Phone: 516-496-1505 Fax: \_\_\_\_\_  
 Address: 30 Jericho Executive Plaza, Suite 400E Town & State: Jericho, NY 11753  
 Email: bwells@kapdev.com Zip.: 11753

Attorney: John D. Wade, Esq. Phone: 856-346-2800 Fax: \_\_\_\_\_  
 Address: 1250 Chews Landing Road Town & State: Gloucester Twp, NJ  
 Email: jwade@wlwklaw.net Zip.: 08021

Engineer: Blake J. Fitzgerald, P.E. Phone: 856-656-29-36 Fax: \_\_\_\_\_  
 Address: 515 Grove Street, Suite 1B Town & State: Haddon Heights, NJ  
 Email: bfitzgerald@pennoni.com Zip.: 08035

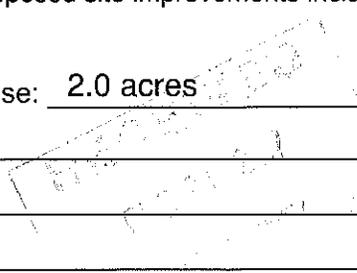
**Proposed Use** (please check all that apply):

- | <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 type="radio"/> Hospitality/ Hotel Space       | <input type="radio"/> Distribution Center      |
| <input type="radio"/> Condominiums                        | <input type="radio"/> Medical Use                    | <input type="radio"/> Manufacturing            |
| <input checked="" type="radio"/> Medical Care Residential | <input type="radio"/> Sports or Entertainment        | <input type="radio"/> Other: _____             |

**Project Description & Statistics:**

Short Description of Project: Senior Housing Development, LLC is proposing the construction of an All American Assisted Living Facility in Gloucester Township, New Jersey. The proposed building is a 2-story, 58,000 square foot facility having 54 - 2 bedroom and 4 - 1 bedroom units for a total of 112 beds. There will be a maximum of 30 employees per shift, 3 shifts per day, operating 24-hours per day, seven days a week. Vendors will service the facility primarily through box truck type deliveries at specific times of the day to suit the operation of the Facility. Waste removal and recycling will be conducted by contract with a private hauler. The proposed site improvements include a 60-space parking lot, sidewalks, dog walk and bocce court.

Increase in Impervious Coverage?:  YES / NO Total Increase or Decrease: 2.0 acres  
 Total Amount of Land Disturbed: 4.10 acres  
 Total Gross SF of all Buildings/ Development: Approx. 58,000 SF  
 Total New Residential Units: 58  
 Total New Jobs Created: \_\_\_\_\_



# 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

Size of Existing Lot(s): 13.4543 acres

Portion to be Subdivided: 4.0018 acres

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

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

Authorized Municipal Signature: \_\_\_\_\_ Date: 12/18/17

Transmittal Date (if applicable): 12/18/17

Phone Number: (856) 374-3511

## Signatures Required:

Name of Applicant: Senior Housing Development, LLC.

Signature of Applicant: \_\_\_\_\_ Date: 12/7/17

Agent Completing Application: John D. Wade, Esq.

Signature of Agent: \_\_\_\_\_ Date: 12-11-17

### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: \_\_\_\_\_

### Stamp Date Received Below

CAMDEN COUNTY PLANNING BOARD APPLICATION  
AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Serra Housing Development LLC

Is the Company a Corporation? YES / NO

If yes, what State is the Corporation incorporated in? \_\_\_\_\_

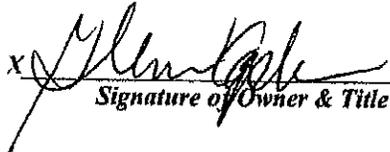
Is the Company a Partnership? YES /  NO

Is Company an Individual Owner?  YES / NO

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

Name	Address	Title
<u>Glenn Kaplan</u>	<u>102 Jericho Quadrangle</u> <u>Suite 142 Jericho NY 11753</u>	<u>Principal</u>

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

X   
Signature of Owner & Title

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>OLOL Medical Center</b>
	Plan:	SP-8-14-17
	Municipality:	City of Camden
	Applicant:	Our Lady of Lourdes
	Abuts County Route:	Haddon Ave. (Cr.561)

Applicant is seeking approval for the construction of a parking lot with 226 parking spaces and additional site improvements such as sidewalks, fencing, lighting, signage and stormwater management facilities.





1301  
1

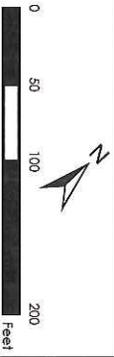


Project Name  
**Our Lady of Lourdes Medical Center**

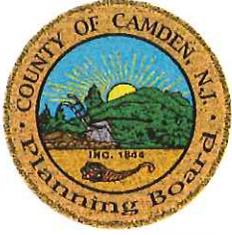
Block  
**1301**

Lot  
**1**

Town  
**Camden City**



**camden**county  
Making It Better Together.



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

**COUNTY PLAN:  
SP-8-14-17**

Our Lady of Lourdes Medical Center

**PROJECT NAME**

City of Camden

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X  SITE PLAN

PLATE:  358

PRELIMINARY PLAN

BLOCK:  1301

OTHER

LOT (s):  1

**NAME:**  Our Lady of Lourdes Medical Campus

**ADDRESS:**  1600 Haddon Ave.

**CITY:**  Camden  **STATE:**  NJ  **ZIP:**  08103

**SITE ABUTS COUNTY HIGHWAY:**

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

**GENERAL**

Applicant is seeking approval for the construction of a parking lot with 226 parking spaces and additional site improvements such as sidewalks, fencing, lighting, signage and stormwater management facilities.

**The following documents have been reviewed:**

1. Site plan entitled "Our Lady of Lourdes Medical Campus", prepared Taylor Wiseman and Taylor Engineering; dated August 2, 2017.
2. Stormwater Management Report for Our Lady of Lourdes Medical Center", prepared Taylor Wiseman and Taylor Engineering; dated July 18, 2017.
3. Traffic Impact Analysis for Our Lady of Lourdes Medical Center", prepared Traffic Planning and Design, dated August 3, 2017
4. Land Title Survey for "Our Lady of Lourdes Medical Center", prepared by R and V, dated October 2014.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that County Rd. (CR 561) has a proposed right-of-way of 66 feet, with an existing right-of-way of 66 feet. The applicant is not required to provide additional right-of-way through a roadway easement to widen County Road from the centerline along the applicant's frontage.
2. In accordance with Section 3.1.2, sight triangle easements should be provided at the proposed driveway on Haddon Avenue (CR 561).
  - a. It appears that the stop bar and line of sight will conflict with the existing decorative pillars and wrought iron fencing along the property line. The plans should be revised to include an enlarged plan for the driveway entrance with pillar and fence locations/modifications, visitor parking signage and sight triangle easements.
  - b. The Site Plan, Sheet 3 should be revised to include the metes and bounds for the sight triangle lines at the proposed driveway.
  - c. The Landscape Plan, Sheet 10, should be revised to label the sight triangle easement at the driveway.

**TRAFFIC**

1. The applicant's traffic engineer should be prepared to provide testimony regarding the Transportation Assessment report dated August 3, 2017 including the following:
  - a. The modification of the hospital driveway on the west side of the existing campus to enter only,
  - b. The modifications to on street parking in the vicinity of the proposed driveway,
  - c. The stop sign and stop bar at the exit driveway,
  - d. The DO NOT BLOCK THE BOX line striping at the the proposed access driveway. proposed traffic circulation.

## SITE PLAN

1. The applicant is proposing a driveway with full movement in and out onto Haddon Avenue (CR 561) at the northern side of the property.
  - a. The centerline of the proposed driveway is one hundred and five feet (105') south of the centerline of the signalized intersection with Euclid Avenue.
  - b. Haddon Avenue Roadway Improvements were recently completed by Camden County as shown on the attached Traffic Signing and Striping Plan prepared by Remington & Vernick Engineers dated 7/23/14.
  - c. The proposed full movement driveway conflicts with traffic traveling north that is transitioning from one lane to two lanes before Euclid Avenue. The proposed full movement driveway also conflicts with the metered parking spaces on Haddon Avenue. A County Road Improvement Plan should be provided clearly showing the elimination of conflicting traffic movements.
  - d. It is recommended that the proposed driveway and circulation be revised to allow right-in and right-out only turning movements onto Haddon Avenue at the proposed northern driveway.
  - e. It is recommended that traffic traveling south from Camden City be directed to enter the improved parking area at the southern driveway where vehicular stacking will not conflict with the signalized intersection at Euclid Avenue.
  - f. It is recommended that vehicles exiting the proposed driveway be restricted from turning left across Haddon Avenue due to limited sight distance, traffic transitioning to turn right onto Euclid Avenue and southbound vehicles.
  
2. The following items have been reviewed for the proposing driveway onto Haddon Avenue
  - a. The proposed driveway is located forty-five feet (45') from the property line and conforms to Section 3.3.1.9 where no portion of a driveway shall be located within ten (10) feet of a side property line.
  - b. The angle of the center line of the proposed driveway is ninety degrees (90°) to Haddon Avenue in conformance with Section 3.3.1.10.A.
  - c. A County Improvement Plan is required to show that the proposed driveway and brick paver sidewalk onto Haddon Avenue meets the requirements of Section 3.3.1.10.B, where the grade of a driveway onto a County road shall be no greater than three percent (3%).
  - d. The proposed twenty-four foot (24') wide driveway width is in conformance with 3.3.1.10.C where the minimum width of a driveway for non-residential use is twenty-five feet (25').
  - e. The Demolition Plan, Sheet 2, should be revised to show the removal of concrete curb, brick sidewalk, decorative fencing, etc. for the proposed driveway.

- f. Depressed curb is shown on Sheet 4, Grading Plan across the proposed access driveway entrance and conforms with Section 3.3.1.10.E. The seventy-four feet (74') of depressed curb should also be shown on the Site Plan, Sheet 3.
  - g. The Site Plan, Sheet 3, should be revised to provide a concrete driveway apron for a distance of twenty-five feet (25') from the edge of the roadway pavement in accordance with Section 3.3.1.10.E.
  - h. A stop bar and stop sign has been provided in accordance with Section 3.3.1.10.G, see comments above for visibility issues.
3. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced during construction under the direction of the municipal engineer or his/her representative."
  4. The Grading Plan, Sheet 4, and additional County Improvement Plan should be provided to show that the driveway apron and brick sidewalk conform to ADA requirements in accordance with Section 3.3.1.10.F.
  5. The Plan set should be revised to include a County Improvement Plans showing all improvements in the County right-of-way at a larger scale as required for County review and showing all existing and proposed improvements, spot elevations and utilities.
  6. The County Improvement Plans should include details regarding concrete curb installation adjacent to the composite roadway with 9" thick concrete sub-base and 2" top paving that is under moratorium.

## UTILITES

1. There are no utility improvements within the County right-of-way for the proposed parking lot improvements.

## STORMWATER MANAGEMENT NJAC 7:8

1. The applicant is proposing a stormwater management basin that combines and underground and above ground detention with a force main that connects the to a separate storm sewer system (MS4) recently constructed on the eastern side of Haddon Avenue. The applicant's engineer should provide the following:
  - a. The plans should be revised to include a cross section of the stormwater basin below grade and above grade elevations, the elevations of the inflow headwall #13, elevations for the outlet structure, elevation for the 140' spillway wall and pump station.
  - b. Profiles of the drainage system and force main system should be provided.
  - c. The stormwater basin calculation model shows an outlet box with a single orifice area of 7.33 square feet at elevation 26. The emergency spillway calculations determine the emergency spillway of 40 feet at elevation 28.5. However, the Grading Plan, Sheet 4 and Drainage Plan, Sheet 5 show an outlet structure with a 15" RCP outflow pipe at elevation 15.12, the outflow structure top grate elevation of 20.00, a straight wall headwall 15" RCP overflow pipe with an invert elevation of 26.00 and a 140 foot long spillway wall at elevation 28.8. The stormwater calculations should be revised to

correspond to the site plans and details.

- d. The stormwater report should provide a summary chart documenting that the pre-and post peak rates of runoff for the site comply with the NJAC 7:8 requirements.
  - e. The applicant must demonstrate that the drainage flows pumped by the force main system can be handled by the County stormwater system in Haddon Avenue (CR 561) without surcharging and flooding the roadway in front of the hospital. The separate storm sewer system between Euclid Avenue to the connection into combined sewer systems within the Old White Horse Pike should be modeled with the proposed force main flow rates.
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.
  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.

## **DETAILS**

1. All construction or reconstruction within the County right-of-way is to be at County standards.
2. The following County standard details are required for improvements in the County right-of-way:
  - a. Detail 1, County Curb
  - b. Detail 3, Depressed curb,
  - c. Brick sidewalk details per R&V previously constructed project,
  - d. Detail 6, Concrete Driveway Apron.
  - e. Concrete and asphalt composite roadway restoration detail
  - f. Basin cross-section detail
  - g. Any other details as required for construction

## **ADMINISTRATIVE**

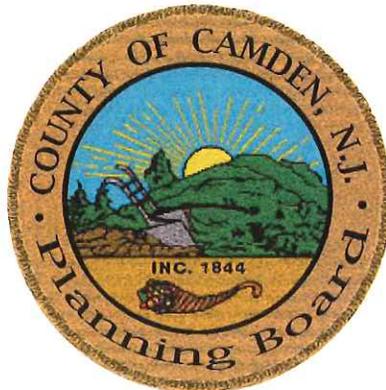
1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
2. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
3. All road openings will require a Road Opening Permit from the Camden County Highway Department.

4. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.

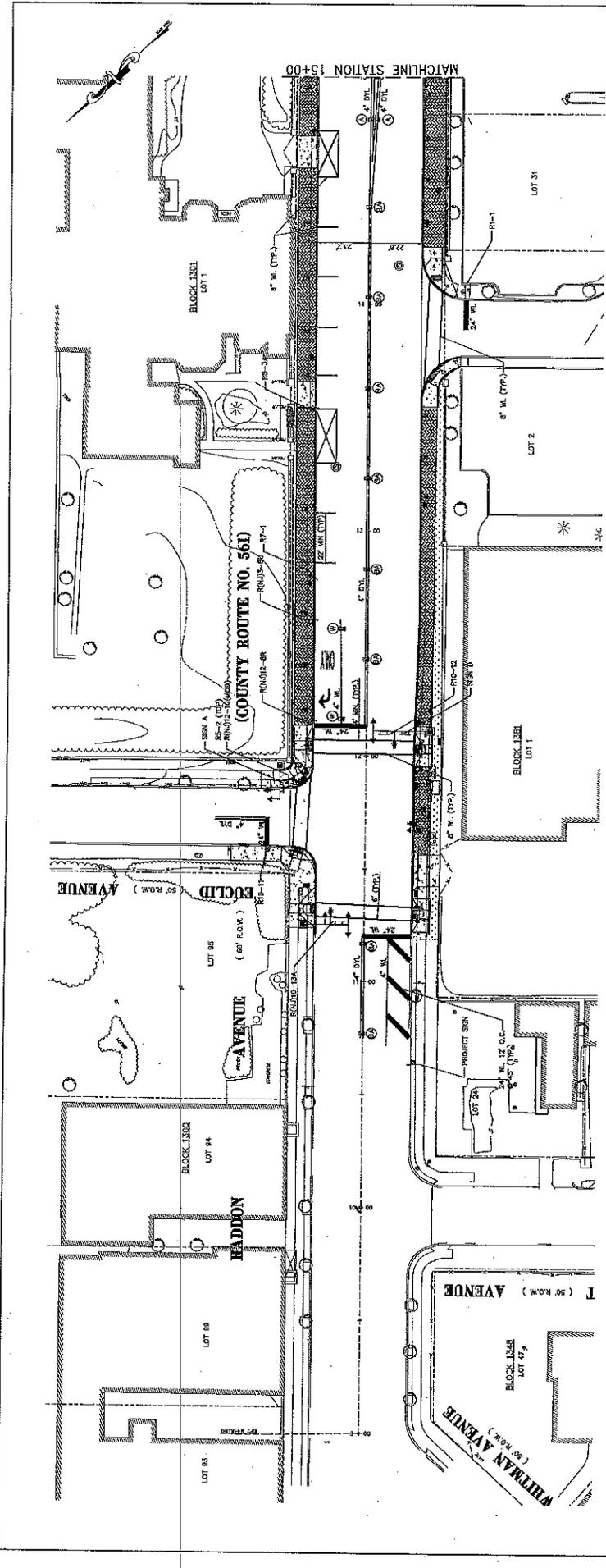
The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or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

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

  
DATE



Cc: Applicant: Kevin Brennan – kbrennan@grantfacility.com  
Applicant Attorney: Rhonda Feld 856 773 5303  
Applicant Engineer: Edward Brady, 856-722-9250  
Municipal Planning Board Secretary: 856-968-4705  
Municipal Review Engineer: Joseph M. Petrongolo – 856-795-1882



**City of Camden, Mayor Dana L. Reed**

**Camden County**

**HADDON AVENUE (C.R. 561) ROADWAY IMPROVEMENTS - PHASE I**

Funded by: Camden County Delaware River Port Authority

Engineer: Remington & Vermetik Engineers

Contractor: TBD

DATE: 08/15/2018

PROJECT NO: 18-001

SCALE: AS SHOWN

**TRAFFIC SIGNING & STRIPING PLAN**

**HADDON AVENUE (C.R. 561) ROADWAY IMPROVEMENTS - PHASE I**

DATE: 08/15/2018

PROJECT NO: 18-001

SCALE: AS SHOWN

DESIGNED BY: FRANK J. SHEEHY JR., P.E.

CHECKED BY: DENNIS K. VODER, P.E.

APPROVED BY: FRANK J. SHEEHY JR., P.E.

DATE: 08/15/2018

PROJECT NO: 18-001

SCALE: AS SHOWN

**PLAN**

SCALE: 1" = 30'

**LEGEND**

1. YELLOW LINE

2. WHITE LINE

3. PAVEMENT YELLOW LINE

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**NOTES:**

1. ALL SIGNING & PAVERS MARKINGS ARE TO BE IN ACCORDANCE WITH THE MDTG CONTROL DEVICE (MUTUAL).
2. ALL SIGNS & PAVEMENT MARKINGS IN CONFLICT WITH THIS PLAN SHALL BE REMOVED. NO SIGNAGE PAVEMENT SHALL BE MADE UNTIL THE ROADWAY IS OPEN TO TRAFFIC. ALL SIGNS & PAVEMENT MARKINGS SHALL BE INCLUDED IN THE PRICE BID FOR CLEARING SITE.
3. ALL REGULATORY & WARNING SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE MDTG CONTROL DEVICE (MUTUAL). PROHIBIT SIGNS (R1-7) WHICH SHALL BE INSTALLED AT 45 DEGREES TO THE CURBLINE.
4. ALL PAVEMENT MARKING SYMBOLS (ARROWS, "ONLY'S") SHALL BE WHITE, EXCEPT FOR PARKING SYMBOLS WHICH SHALL BE BLUE.
5. ALL PAVEMENT MARKINGS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MDTG CONTROL DEVICE (MUTUAL). REFLECTIVE SIGNS ARE TO BE INSTALLED ADJACENT TO WHITE PAVEMENT LINES.
6. ALL REFLECTIVE SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE MDTG CONTROL DEVICE (MUTUAL). REFLECTIVE SIGNS SHALL BE INSTALLED ADJACENT TO WHITE PAVEMENT LINES.
7. ALL TRAFFIC STRIPES AND TRAFFIC STRIPES SHALL BE ENJOY REIN WHEN INSTALLED ON CONCRETE SURFACE.

**TRAFFIC SIGNING & STRIPING PLAN**

**HADDON AVENUE (C.R. 561) ROADWAY IMPROVEMENTS - PHASE I**

DATE: 08/15/2018

PROJECT NO: 18-001

SCALE: AS SHOWN

DESIGNED BY: FRANK J. SHEEHY JR., P.E.

CHECKED BY: DENNIS K. VODER, P.E.

APPROVED BY: FRANK J. SHEEHY JR., P.E.

DATE: 08/15/2018

PROJECT NO: 18-001

SCALE: AS SHOWN

**LEGEND**

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**TRAFFIC SIGNING & STRIPING PLAN**

**HADDON AVENUE (C.R. 561) ROADWAY IMPROVEMENTS - PHASE I**

DATE: 08/15/2018

PROJECT NO: 18-001

SCALE: AS SHOWN

DESIGNED BY: FRANK J. SHEEHY JR., P.E.

CHECKED BY: DENNIS K. VODER, P.E.

APPROVED BY: FRANK J. SHEEHY JR., P.E.

DATE: 08/15/2018

PROJECT NO: 18-001

SCALE: AS SHOWN

**TO BE CONSTRUCTED**

ITEM NO.	DESCRIPTION	QTY	UNIT	PRICE
101	PROHIBIT SIGN	1	LN	
102	TRAFFIC STRIPES	1	LN	
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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](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: Our Lady of Lourdes Medical Campus

Project Address (if applicable) & Municipality: 1600 Haddon Avenue City of Camden

Abuts County Road: Haddon Avenue County Route No.: 561

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

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

Original Site Plan Application No.: \_\_\_\_\_ Date Originally Approved: \_\_\_\_\_

- Resubmission of Major Subdivision

Original Major Subdivision Application No.: \_\_\_\_\_ Date Originally Approved: \_\_\_\_\_



### Tax Map Data:

Plate(s): 358

Existing Zoning: MS (Medical & Support)

Block(s): 1301

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

Lot(s): 1

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-8-14-17

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Kevin Brennan Phone: 609-820-3123 Fax: \_\_\_\_\_

Address: 1600 Haddon Avenue Town & State: City of Camden, NJ

Email: kbrennan@grantfacility.com Zip.: 08103

Attorney: Rhonda Feld, Esq. Phone: 856-661-2095 Fax: 856-773-5303

Address: 308 Harper Dr. Suite 200 Town & State: Moorestown, NJ

Email: rfeld@shermansilverstein.com Zip.: 08057

Engineer: Edward Brady, PE Phone: 856-235-7200 Fax: 856-722-9250

Address: 124 Gaither Dr. Suite 150 Town & State: Mt. Laurel, NJ

Email: brady@taylorwiseman.com Zip.: 08054

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

### Residential

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

### Commercial

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

### Industrial

- Maintenance/ Repair Shop
- Flex Space
- Storage/ Warehouse
- Distribution Center
- Manufacturing
- Other:** Parking Lot

## Project Description & Statistics:

Short Description of Project: Additional parking stalls and Stormwater Management facility for the existing Our Lady of Lourdes Medical Center

Increase in Impervious Coverage?:  YES  NO Total Increase or Decrease: Increased +/- 1.64 Acres

Total Amount of Land Disturbed: 6.13 Acres

Total Gross SF of all Buildings/ Development: NA

Total New Residential Units: NA

Total New Jobs Created: NA

SP-8-14-17

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

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

## Municipal Use:

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

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

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

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

## Signatures Required:

Name of Applicant: ~~Kevin Brennan~~ Robert Ruggiero

Signature of Applicant: \_\_\_\_\_ Date: 8/16/17

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

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

### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-8-14-17

Stamp Date Received Below





OUR LADY OF LOURDES HEALTH CARE SERVICES, INC.  
 OUR LADY OF LOURDES MEDICAL CENTER  
 LOURDES MEDICAL CENTER OF BURLINGTON COUNTY  
 BOARD MEMBERS  
 2017

<p>Emmanuel F. Ashong, M.D.          Our Lady of Lourdes Medical Center          1600 Haddon Avenue          Camden, NJ 08103          856-968-6534 (Work)</p>	<p>Reginald J. Blaber, MD, FACC          President &amp; CEO          Lourdes Health System          1600 Haddon Avenue          Camden, NJ 08103          856-757-3612 (Work)</p>
<p>Patrick Brennan          Brennan Title Abstract, LLC          457 Haddonfield Road, Suite 305          Cherry Hill, NJ 08002          856-240-1953 (Work)</p>	<p>Michael Camardo, Chairman          55 South Hinchman Avenue          Haddonfield, NJ 08033          856-428-4035 (Work)</p>
<p>Joan Carter          President          UM Holdings          56 North Haddon Avenue          Haddonfield, New Jersey 08033          856-354-2200 (Work)</p>	<p>Sr. Avril Chin Fatt, OSF          St Clare Convent          2924 W Curtis Street          Tampa, FL 33614          716-969-5278 (Mobile)</p>
<p>Cynthia Clemence          Senior Vice President of Finance Operations          Trinity Health          20555 Victor Parkway          Livonia, MI 48152          734-343-2586 (Work)</p>	<p>Sister Patricia Codey, SC, Esq.          President          Catholic HealthCare Partnership of NJ          760 Alexander Road (PO Box 1)          Princeton, New Jersey 08543-0001          609-936-2213 (Work)</p>
<p>Michael Collins          10 Falling Star Court          Fletcher, NC 28732          856-906-7709 (Mobile)</p>	<p>Denise Devine          CEO and President          Nutripharm, Inc.          59 Shady Hill Road          Media, PA 19063          484-431-0674 (Cell)</p>
<p>John Donnelly          Former Chief Executive Officer and Consultant          L F Driscoll          401 City Avenue, Suite 500          Bala Cynwyd, PA 19004          610-617-4603 (Work)</p>	<p>Kathleen Greatrex, M.D.          Our Lady of Lourdes Medical Center          1600 Haddon Avenue          Camden, NJ 08103          (856) 757-3515 (Work)</p>
<p>George Lynn          600 Washington Avenue          Haddonfield, NJ 08033          609-289-7605 (Mobile)</p>	<p>William H. Morgan          46 Brookwood Road          Mt. Laurel, NJ 08054          646-227-2124 (Work)</p>

**RECEIVED**  
 SEP 25 2017  
 Camden County  
 Planning and Development and Review

SP-8-14-17

OUR LADY OF LOURDES HEALTH CARE SERVICES, INC.  
OUR LADY OF LOURDES MEDICAL CENTER  
LOURDES MEDICAL CENTER OF BURLINGTON COUNTY  
BOARD MEMBERS  
2017

<p>Toni Pergolin Chief Executive Officer Bancroft 1255 Caldwell Road Cherry Hill, NJ 08034 856-348-1192 (Work)</p>	<p>Sister Patricia A. Shirley, O.S.F. 1950 59th Avenue North, Apt. 210 St. Petersburg, FL 33714 716-790-2144 (Mobile)</p>
<p>Angela Snyder CEO &amp; Chairwoman Fulton Bank of NJ 533 Fellowship Road, Suite 250 Mt. Laurel, NJ 08054 856-787-6301 (Work)</p>	<p>Joseph Youngblood, II, J.D., Ph.D. Vice-Provost/Dean John S. Watson Institute for Public Policy Thomas Edison State College 101 West State Street Trenton, N.J. 08609 609-777-4351 – Ext. 4285 (Work)</p>

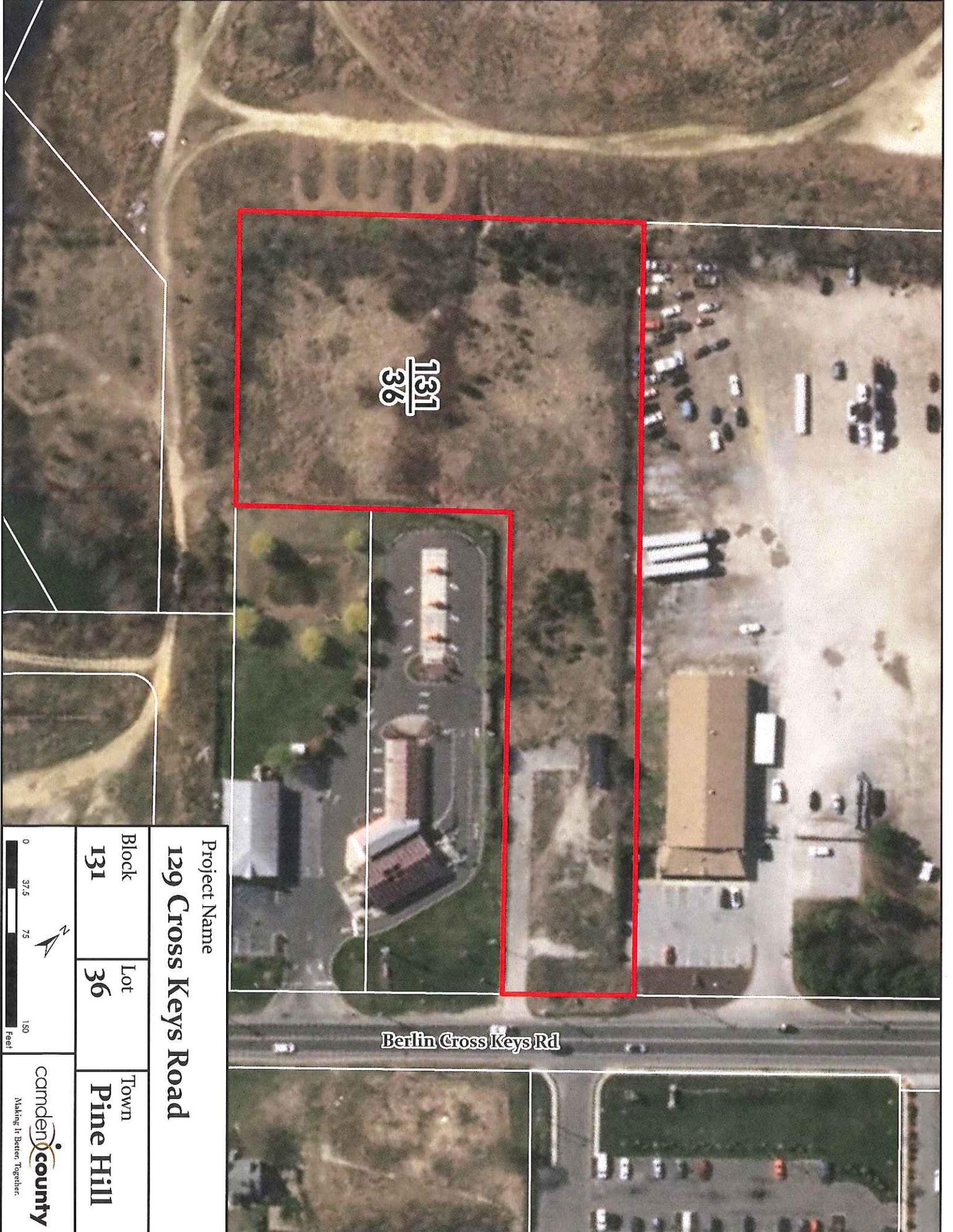
Invited Guests - Foundation

<p>Steven G. Selfridge Day &amp; Zimmerman 1500 Spring Garden St. Philadelphia, PA 19130 215-299-1568</p>
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SP-8-14-17

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>129 Cross Keys Rd.</b>
	Plan:	SP-28-1-18
	Municipality:	Pine Hill
	Applicant:	Gary and Marnee Shuhart
	Abuts County Route:	Cross Keys Rd. (Cr.689)

The applicant is seeking approval for the development of a 7600 SF building which will act as a warehouse and office for an electrical contractor.

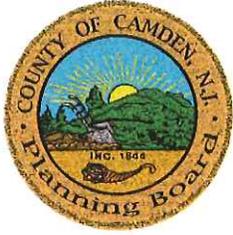


131/36

Berlin Cross Keys Rd

Project Name	
<b>129 Cross Keys Road</b>	
Block	Lot
<b>131</b>	<b>36</b>
Town	
<b>Pine Hill</b>	





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

**COUNTY PLAN:  
SP-28-1-18**

129 Cross Keys Rd.

**PROJECT NAME**

Pine Hill

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X SITE PLAN

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

\_\_\_\_\_ Subdivision

BLOCK: 131

\_\_\_\_\_ OTHER

LOT (s): 36

**NAME:** Gary and Marnee Shuhart

**ADDRESS:** 200 Myrtle Lane

**CITY:** Berlin **STATE:** NJ **ZIP:** 08009

**SITE ABUTS COUNTY HIGHWAY:** Cross Keys Rd. Cr. 689

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

**GENERAL**

The applicant is seeking approval for the development of a 7600 SF building which will act as a warehouse and office for an electrical contractor. There is an existing driveway onto Berlin-Cross Keys Road (CR 689).

**The following documents have been reviewed:**

1. Site plan entitled "129 Cross Keys Rd.", prepared by H.C.E &S. LLC; dated 10/8/2017.
2. Stormwater Management Report for "129 Cross Keys Rd", prepared by H.C.E&S. LLC; dated June 2017 and revised Dec. 2017.
3. Land Title Survey for "129 Cross Keys Rd.", prepared by Al Floyd and Sons, dated 9/26/16.

## RIGHT OF WAY

1. Camden County previously acquired additional right-of-way from Block 131, Lot 36 for the future widening of Berlin-Cross Keys Road (CR 689).
  - a. The site plan should be revised to show the right-of-way line previously modified through row acquisition.
2. In accordance with Section 3.1.2, the applicant should provide the legal metes and bounds for the sight triangle easement within Block 131, Lot 36 after the plans are revised to show the current right-of-way along Cross Keys Road.

## SITE PLAN

1. The applicant is proposing a driveway and curbing improvements within the Camden County right-of-way. Existing water and sewer connections within the County right-of-way are proposed to be reused.
2. In accordance with Section 3.3.1.9, the location of driveways on a County road consideration should be given to the conflicting vehicle turning movements in the vicinity of the site driveway. In addition, under Section 3.3.1.9, for undivided county roads, access to a site shall align with existing driveways located on the opposite side of the county road.
  - a. The Site Plan should be revised to show existing driveway locations on adjacent properties to the west and east and on the opposite side of Cross Keys Road.
  - b. The distance between the centerline of the proposed driveway and existing driveways to the east, west and opposite side of Cross Keys Road should be shown on the Site Plan.
  - c. The applicant should address the safety of the proposed driveway location in relation to conflicting turning movements from all adjacent driveways.
  - d. Camden County is planning on widening Berlin-Cross Keys Road to have a center turn lane with two lanes in each direction. The applicant should address how the proposed County improvements will impact the safety of turning movements into and out of the site driveway.
3. A design waiver from Section 3.3.1.9 is required to permit the proposed driveway to be located two (2) feet from the western property line, where no portion of a driveway shall be located within 10' of a side property line. The 10' distance shall be measured at the point of the widest portion of the driveway at the edge of pavement of the county road. Driveway apron flares and corner radii are considered as portions of the driveway. The driveway location and waiver will be further reviewed when distances to adjacent driveways are provided.
4. A County Road Improvement Plan should be provided to show improvements required in the County right-of-way.
  - a. County curb should be provided along the development property in accordance with Section 3.4.9. The curb should be constructed thirty feet (30') from the centerline of

- the roadway to the proposed curb in conformance with County roadway improvements by T&M Associates.
- b. In accordance with Section 3.4.9, the curb reveal along the property frontage should be revised to six inches (6").
  - c. A utility pole should be shown to be relocated along the property frontage. The plans should clearly note that the front of the utility pole will be set eighteen inches (18") from the back face of curb.
  - d. The County Improvement Plan should meet Section 3.4.14, with pavement and curb tapers on either side of the property within County right-of-way.
  - e. County Road cross sections should be provided at 50 foot intervals along the proposed road widening and road tapers.
  - f. In accordance with Section 3.4.3, the cross slopes on a widened road shall be between 2% and 3%. County road cross sections should clearly show the existing and proposed cross slopes.
5. The plans should be revised to provide a concrete driveway apron in accordance with Section 3.3.1.10.E which requires driveways at a County road shall be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25' from the edge of pavement of the county road including a 4' width of sidewalk.
  6. The applicant should address if sidewalk is being required under the Pine Hill Planning Board approval.
  7. The driveway intersection should be revised to meet Section 3.3.1.10.F, the Americans With Disabilities Act (ADA) Requirements. Where curb returns are provided at the intersection with a county road, depressed curb must be provided to meet the "Americans with Disability Act" design requirements whether or not sidewalks are provided.
  8. The Site Plans should be revised to show the proposed grading in conformance with Section 3.3.1.10.B at the relocated driveway.
  9. The Site Plan shows a driveway with a radius of fifteen feet (15') which technically conforms to Section 3.3.1.10.D for Corner Radii/Curb Return Radii.
    - a. Sheet 6, Truck Turn Radius Plan, shows that a 40 foot long single unit truck entering the project driveway from the north will cross into the travel lane of any vehicle leaving the site. The driveway radius should be revised.
    - b. Sheet 6 should be revised to include the largest truck entering the site from the south.
    - c. Sheet 6 should be revised to include the largest truck leaving the site from the exit lane of the driveway and turning north and south onto Cross Keys Road without turning into oncoming traffic or driving over County curb.
  10. The Site Plans should be revised to provide a stop bar in accordance with Section 3.3.1.10.G.

11. The proposed two-way access driveway conforms to the following County standards:
  - a. The proposed driveway is designed to be ninety degrees (90°) from Cross Keys Road in conformance with Section 3.3.1.10.
  - b. The driveway has a width of twenty-four feet (24') which conforms to Section 3.3.1.10.C which requires a minimum width of a driveway for non-residential use that intersects a County Road to be twenty-four feet (24').
  - c. The driveway has a stop sign in accordance with Section 3.3.1.10.G.

## **TRAFFIC**

1. The owner or applicant's professionals should be prepared to present the traffic impact from the proposed office/warehouse complex.
2. The owner or applicant's professionals should be prepared to present the number of employees, types of deliveries, largest delivery vehicle and hours of peak employee and truck traffic.

## **UTILITES**

1. The Development Plan, Sheet 3, indicates that existing utility connections for water and sanitary sewer will be utilized.
2. The plans should be revised to include gas utility connections if required.

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

1. The applicant has provided a stormwater management report dated June 2017 and revised to December 2017. The site under improvement does not drain onto Berlin Cross Keys Road or adjacent properties. The applicant is proposing an above ground stormwater management basin that contains and infiltrates all stormwater runoff on site.
  - a. Existing buildings are located eight feet (80') to the north from the center of infiltration basin and one hundred twenty-five feet (125') to the south from the center of the infiltrations basin. The applicant's professionals must demonstrate that the design meets the hydraulic impact requirements of NJAC 7:8-5.4(a)2iv or mounding analysis. The stormwater report should be modified to include the analysis and clearly document that there will be no detrimental impact to adjacent buildings or adjacent underground systems from the proposed infiltration basin.
  - b. The applicant should document that all technical issues from the municipal engineer's review dated December 12, 2017 have been addressed.
  - c. The applicant should document that the environmental issue identified in the Phase 1 Environmental Site Assessment Report does not prevent infiltration of stormwater on the site.
2. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 has been provided to the applicant in order to ensure that the stormwater system can be maintained in perpetuity.

3. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.

## **DETAILS**

1. All construction or reconstruction within the County right-of-way is to be at County standards.
2. The following County standard details are required for improvements in the County right-of-way:
  - a. Detail 1, County Curb
  - b. Detail 3, Depressed curb,
  - c. Detail 4, County curb taper,
  - d. Detail 5, Standard concrete sidewalk,
  - e. Detail 6, Concrete Driveway Apron.
  - f. Detail 17, County paving detail
  - g. Detail 18, Roadway restoration detail

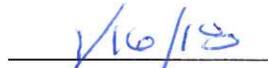
## **ADMINISTRATIVE**

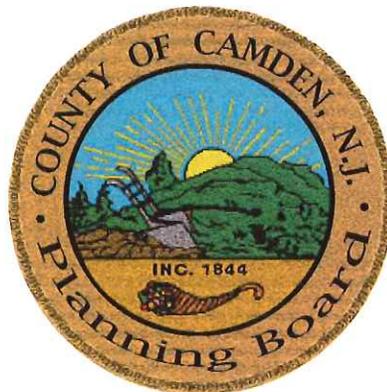
1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
2. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
3. All road openings will require a Road Opening Permit from the Camden County Highway Department.
4. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.

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

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

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

  
\_\_\_\_\_  
DATE



Cc: Applicant: Shuhart 856-809-9200  
Applicant Attorney: Robert Borbe 856 -767-3968  
Applicant Engineer: Clancy Associates 856-853-7381  
Municipal Planning Board Secretary: 856-783-1423  
Municipal Review Engineer: Hugh Dougherty 856-547-9174

# 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:

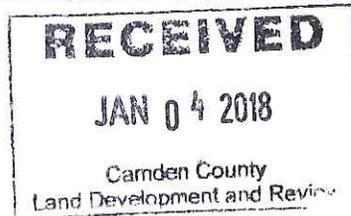
Project Name: Gary Shuhart and Marnee Cinelli-Shuhart

Project Address (if applicable) & Municipality: Cross Keys Road, Pine Hill, NJ

Abuts County Road: Cross Keys Road County Route No.: \_\_\_\_\_

### 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): 131

Lot(s): 36

Existing Zoning: GBD-General Business District

Variance(s) Required: None

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-28-1-18

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Gary & Marnee Shuhart Phone: 609-685-6312 Fax: 856-809-9200  
 Address: 200 Myrtle Lane Town & State: Berlin, NJ  
 Email: garysgirl1@gmail.com Zip: 08009

Attorney: Robert J. Borbe, Esq. Phone: 856-767-7625 Fax: 856-767-3968  
 Address: 268 S. White Horse Pike Town & State: Berlin, NJ  
 Email: bob@borbelaw.com Zip: 08009

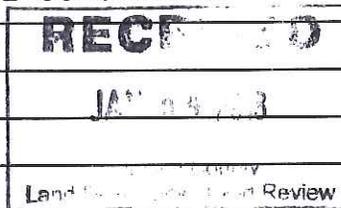
Engineer: Clancy & Associates Phone: 856-853-7306 Fax: 856-853-7381  
 Address: 601 Asbury Avenue Town & State: National Park, NJ  
 Email: clancyassoc@comcast.net Zip: 08063

**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 checked="" type="radio"/> Office              | <input type="radio"/> Flex Space                    |
| <input type="radio"/> Duplex                   | <input type="radio"/> Restaurant/ Food Establishment | <input checked="" 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: Construction of 60' x 100' pole barn with 40' x 40' office space and storage - electrical contractor



Increase in Impervious Coverage?: YES ~~NO~~ Total Increase or Decrease: 28.2%  
 Total Amount of Land Disturbed: 28.2%  
 Total Gross SF of all Buildings/ Development: 7,600  
 Total New Residential Units: 0  
 Total New Jobs Created: None at present

SP-28-1-18

# CAMDEN COUNTY PLANNING BOARD APPLICATION

## Subdivision Description (if applicable):

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

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

Size of Existing Lot(s): \_\_\_\_\_ 2.8 acres

Portion to be Subdivided: \_\_\_\_\_ None

## Municipal Use:

Title of Municipal Official: \_\_\_\_\_ Secretary of Pine Hill Borough Planning Board

Authorized Municipal Signature: \_\_\_\_\_ *[Signature]* Date: 12/29/17

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

Phone Number: 856-783-7400 X 211

## Signatures Required:

Name of Applicant: \_\_\_\_\_ Gary M. Shuhart and Marnee Cinelli-Shuhart

Signature of Applicant: \_\_\_\_\_ *[Signatures]* Date: 12-29-17

Agent Completing Application: Robert J. Borbe

Signature of Agent: \_\_\_\_\_ *[Signature]* Date: 12-29-17  
ROBERT J. BORBE, ESQUIRE

### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-28-1-18

### Stamp Date Received Below

