

Department of Public Works

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

**July 24<sup>th</sup>, 2018**

Meeting to be held at  
Camden County Department of Public Works  
Large Conference Room  
2311 Egg Harbor Road, Lindenwold, New Jersey 08021  
 856.566.2978

1. Call Meeting To Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comments on non-agenda items
5. Adoption of Minutes – from previous meeting
6. Review of Project for Board Action
  - a. Reserves at Grace MJ-31-1-18/SP-31-2-18 – subdivision and site plan
  - b. Haddon Point Phase II MJ-27-1-18/SP-27-1-18 – subdivision and site plan
  - c. Wawa M-27-2-18/SP-27-4-18 – subdivision and site plan
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**

**July 24, 2018**

***Minor/Major Subdivisions***

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
M-1	Reserves at Grace	MJ-31-1-18	Somerdale	residential and commercial site development
M-2	Haddon Point Phase II	MJ-27-1-18	Pennsauken	194 lot residential subdivision
M-3	Wawa	M-27-2-18	Pennsauken	2 lot commercial subdivision

***Site Plans***

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Reserves At Grace	SP-31-2-18	Somerdale	residential and commercial site development
SP-2	Haddon Point Phase II	SP-27-1-18	Pennsauken	gas station and convenience store
SP-3	Wawa	SP-27-4-18	Pennsauken	gas station and convenience store

**Camden County Planning Board  
County Public Works Complex, Lindenwold  
6:00 PM  
June 26, 2018**

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

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

Planning Board Solicitor: Ms. Catherine Binowski was present.

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

**MINUTES**

A motion was made to approve the minutes of the May 22, 2018 meeting by Mr. Pillo and seconded by Mr. Doran; all present were in favor.

**SUBDIVISIONS & SITE PLANS**

**MJ-8-1-18/SP-8-10-18 & SP-8-9-18                      Branch Village Phase 3 & 4                      Camden**

Kevin Sheehan, Esq., and Kevin Shelly, PE, were present for the application.

**Subdivision and Site Plan - MJ-8-1-18/SP-8-10-18** - Camden County Planning Board does not have comments as this is not on a County Rd and does not impact County owned Stormwater Facilities. State law require the review and approval of all subdivisions and site plans that propose "multifamily structures containing five or more units" NJSA 40:27-6.6

The applicant is seeking to subdivide a portion of existing Block 551, Lot 1 into five (5) new lots, with new 50" wide right-of-way for Budd Street running east-west and Holmes Way running north-south within the development.

The applicant is seeking site plan approval for the development of 75 affordable units contained within 11 3 story townhouse buildings, a 3,117 sq. ft. maintenance building and a 2,500 sq.ft. addition to existing proposed community building.

**Site Plan SP-8-9-18 - Ferry Ave. (603)**

Applicant is seeking approval for the development of 58 garden style affordable apartment units constrained within 26,046 sf residential building on proposed Block 551.07, Lot 1.

Applicant will comply with all County Engineer's comments. Traffic report to be forwarded by Shopshire to widen Ferry Ave. Utility poles need to be relocated first before project development.

Plans need to be revised indicating County Engineer's comments.

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

M-12-1-18/SP-12-7-18

Cherry Hill Care Group

Cherry Hill

Kevin Sheehan, Esq., and Anthony Caponigro, PE were present for the application.

Applicant is proposing to subdivide the 24.9 acre property into 2 lots. Lot 2 A will be 21.08 acres and contain the existing Synagogue parcel and expanded parking facilities. lot 2B will be 3.82 acres and entail the development of an Alzheimer Special Care Center. This is an assisted living facility with 55 units and 66 bed employing 40 full time employees.

This will be a Memory Care Senior Center.

Applicant will comply with all County Engineer's comments.

Requested a technical waiver to permit the existing width of the driveway to remain at 47 feet where the maximum width of the driveway for non-residential use is 45 feet.

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

MJ-12-1-18/SP-12-8-18

Cherry Hill Partners

Cherry Hill

Kevin Boris, Esq., and Karl Pehnke, PE. And John Taiking were present for the application.

The applicant is proposing amendments to the prior approval for Phases 1 and 2 of The Shoppes at Park Place. The project is part of the Garden State Park site redevelopment project. The current proposal includes the addition of 63,398 square feet of retail and 3,125 square feet of restaurant space. Under the previously approved application, the total commercial area was 66,910 square feet. The layout of the internal roadways is proposed to be modified, including a modification to the existing Pier 1 / PNC Bank driveway configuration along Haddonfield Road (CR 644) to a right-in/left-in and right-out.

The subdivision is to cut the commercial area from the residential area.

Ms. Becica requested a modified traffic report and to look into additional signage. Must conform with all County Engineer's comments.

County Engineer requested revised plans.

Mr. Cosner was very concerned regarding this application and asked for what was being put in this congested area. Application would not state what was going into the center.

Mr. Cosner requested they testify that they will not be any drive thru with this application.

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

SP-36-4-18

Tansboro Substation

Winslow

Nick Talvacchia, Esq., and Jason Schooling, PE were present for the application.

The applicant is seeking Site Plan approval to expand their electrical substation facility. Site improvements include replacement of the existing substation with new equipment. The footprint of the substation will be

increased in size. A new 24 x 50 ft. control building is proposed. Driveway access will be upgraded and relocated and an additional driveway will be added to services the mobile unit area.

Received Approval from Winslow in May, June 21 was memorialized.  
Received approval from Pinelands.

They will have a gravel Road. It will be a bucket truck on site 1 to 2 times a month.

Agree with County Engineer's comments. Will request technical waiver regarding driveway.

Nicole Brodbeck will provide plan to transport the transformer to the site.

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

**SP-12-2-18**

**202 Park**

**Cherry Hill**

Chad Warnken, Esq., and Jesse Dougherty, PE, were present for the application.

The applicant is seeking approval for the redevelopment of an existing hotel into a 176-unit apartment building with indoor and outdoor amenities and a parking garage. The project will contain a mix of apartment flats and an additional 16 townhomes style units with detached garages and surface parking.

Phase 1 will consist of the large building including 176 units and,  
Phase 2 will consist of 16 townhome style units.

Applicant will comply with County Engineer's comments.

Complied with NJDEP requirements.

They must see Cherry Hill regarding the sidewalks.

**A motion was made by Mr. Pillo and seconded by Ms. Williams 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**

None.

**NEW BUSINESS**

None.

**OLD BUSINESS**

None

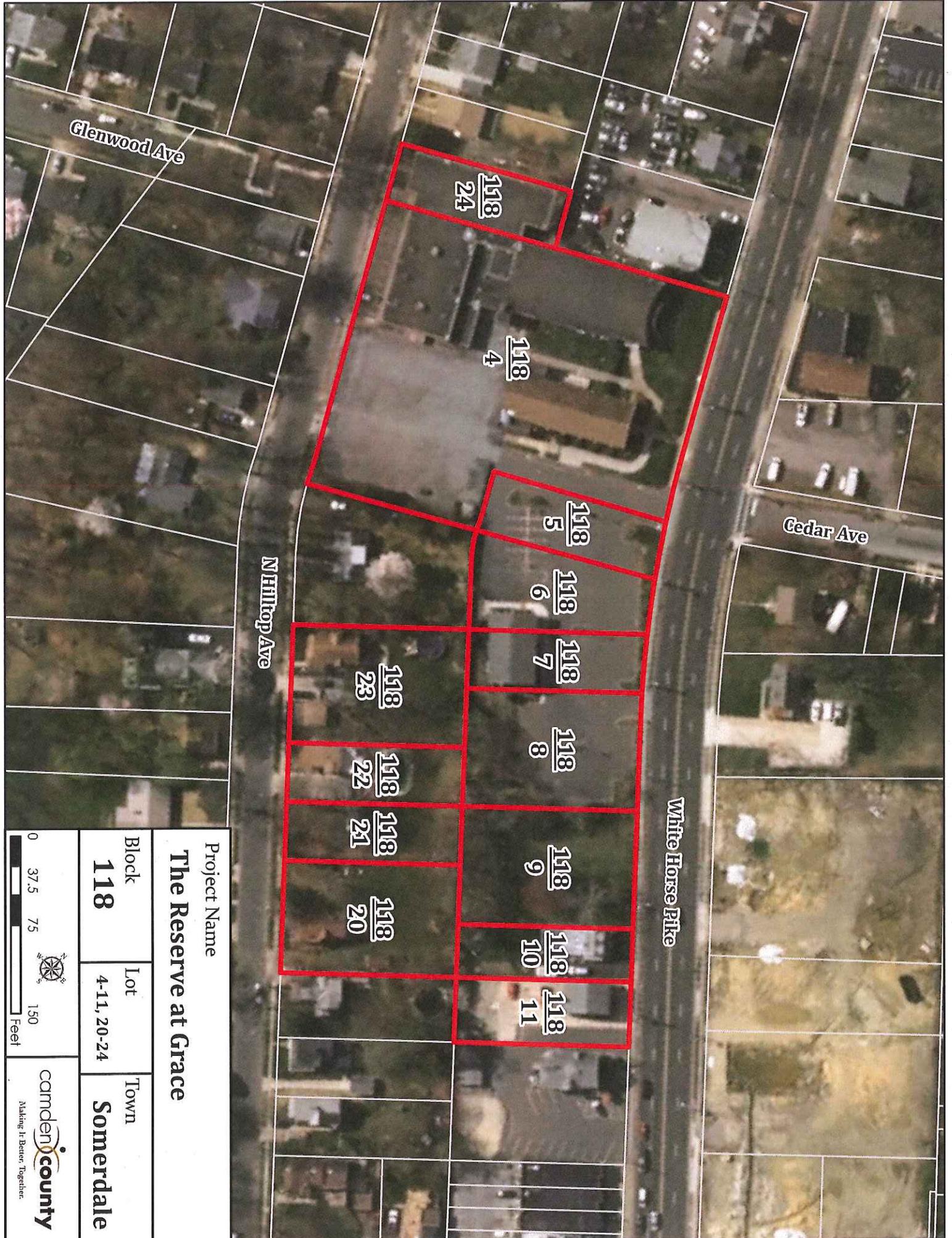
**ADJOURNMENT**

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

Respectfully Submitted,  
Carol Sigman  
Land Development & Review Clerk

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Reserves at Grace</b>
	Plan:	MJ-31-1-18/SP-31-2-18
	Municipality:	Pennsauken
	Applicant:	Reserves at Grace, LLC.
	Abuts County Route:	none

The applicant proposes to redevelop the existing church and school into a 75-seat restaurant, demolish half of the existing school to then build a total of 83 apartments with a parking garage underneath, and build two new mixed use buildings with 7600 sq.ft of retail and apartments.



N Hilltop Ave

White Horse Pike

Glenwood Ave

Cedar Ave

118  
24

118  
4

118  
5

118  
6

118  
7

118  
23

118  
8

118  
21

118  
20

118  
9

118  
10

118  
11

Project Name

**The Reserve at Grace**

Block

**118**

Lot

4-11, 20-24

Town

**Somerdale**



camden county  
Making It Better Together.





## SITE PLAN

1. The applicant is not proposing any improvements in the County right-of-way.
2. The proposed site fronts on the municipal street of Hilltop Avenue that drains to the County drainage system on Somerdale Road (CR 678).
3. The plan Sheet 12 should be revised to show Somerdale Road as CR 678.

## STORMWATER MANAGEMENT NJAC 7:8

1. The applicant is proposing a combination underground and above ground detention stormwater system to handle the stormwater runoff from the proposed improvements. A stormwater management system has been provided to meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge. The following items are noted in relation to the stormwater report:
  - a. The stormwater report should be revised to specifically address the pre and post peak rates of flow to Hilltop Avenue and compare the peak rate of flow for all design storms between existing shed E3 and the combination of proposed all drainage sheds (D3, D4 and D5) that flow toward Hilltop and then toward Somerdale Road.
  - b. The drainage calculations assume that all roof runoff from the proposed building improvements will flow toward the municipal drainage shed at Glenwood Avenue. The drainage shed toward the basin should be revised to include the runoff from the roof drains being split at the center of the building.
2. Camden County recently improved Somerdale Road (CR 678) between the White Horse Pike and the border with Voorhees Township. The applicant should be aware the Somerdale Road is under moratorium until September 12, 2019. The plans should be revised to include mill and pave from curb to curb within 50 feet in both directions from any road openings within Somerdale Road.
3. Somerdale Road experiences flooding at the culvert downstream of the applicants proposed connection at the intersection of Hilltop Avenue and Somerdale drive. The applicant must demonstrate the reduction in peak flows to the County drainage system from the proposed connection. If the peak 10 and 25 year storm flows are not reduced, the applicant's engineer must demonstrate that the existing County storm pipe system has the capacity to handle the runoff directed into the County storm pipe system under the 25-year storm conditions with no overland relief and under the 10 year storm conditions if overland relief is available without surcharging onto the roadway surface.
4. The applicant is proposing 16" ductile iron pipe connecting into the County storm system at the intersection of Hilltop Avenue and Somerdale Road (CR 678) as shown in the attached photo. The following is noted in relation to the connection into the County drainage system:
  - a. The Profile Plan Sheet 12 should be revised to show the invert of the proposed 16" DIP connection at the corner of the drainage structure.
  - b. The proposed location for the connection at the corner of the drainage inlet is not

acceptable. It appears that the connection will also be at the bottom elevation of the inlet which is the structural corner where the bottom slab and two sides of the structure meet. The designer should review alternative design options for the connection.

- c. In order to construct the storm pipe, the sidewalk and handicap ramp in the County right-of-way will need to be removed and rebuilt. The plans should include all details necessary.
- d. In order to maintain the storm pipe connection, a drainage easement ten feet wide on both sides of the pipe should be shown on the plan.
- e. If required, a legal description for the drainage easement should be prepared by a licensed land surveyor.
- f. If required, the drainage easement must be filed with the County clerk prior to County approval.

5. 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.

6. 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:
  1. Standard 8"X9"X18" Concrete Vertical Curb
  2. Standard Monolithic Concrete Curb and Gutter
  3. Standard Depressed Concrete Curb
  4. Standard Concrete Sidewalk
  5. Hot Mix Asphalt Pavement
  6. Typical Roadway Restoration for Curb Installation
  7. Trench Restoration in HMA Pavement
3. The plan should include a detail for the handicap ramp in the Camden county right-of-way meeting the standards of the Proposed Accessibility Guidelines for pedestrian Facilities in the Public Right-of-way dated July 26, 2011.

## **ADMINISTRATIVE**

4. 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.
5. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
6. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980
7. 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: [srikanthharsha@hotmail.com](mailto:srikanthharsha@hotmail.com)  
Applicant Attorney: [david@wollmanlawfirm.com](mailto:david@wollmanlawfirm.com)  
Applicant Engineer: [twilk@arh-us.com](mailto:twilk@arh-us.com)  
Municipal Planning Board Secretary: [mmiller@somerdale-nj.com](mailto:mmiller@somerdale-nj.com)  
Municipal Review Engineer: Charles Riebel [CRiebeljr@somerdale-nj.com](mailto:CRiebeljr@somerdale-nj.com)

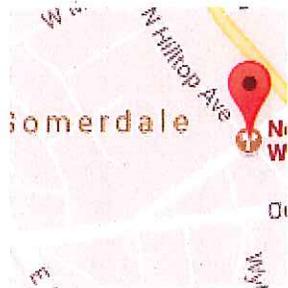
Google Maps 98 W Somerdale Rd



Image capture: Aug 2017 © 2018 Google  
Somerdale, New Jersey

Google, Inc.

Street View - Aug 2017



# CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

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

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

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

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

**(PLEASE TYPE OR PRINT LEGIBLY)**

### Project Information:

Project Name: The Reserve at Grace

Project Address (if applicable) & Municipality: 35 North White Horse Pike, Somerdale

Abuts County Road: Somerdale Road County Route No.: 678

### 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): Plate 7

Existing Zoning: PC-RD

Block(s): 118

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

Lot(s): 4-11 & 20-24

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

MS-31-1-68  
SP-31-2-68

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: The Reserve at Grace, LLC Phone: (862)-579-5059 Fax: \_\_\_\_\_

Address: 2001 College Drive Town & State: Clementon, NJ

Email: srikanthharsha@hotmail.com Zip.: 08021

Attorney: David Wollman Esq. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: 200 Haddonfield Berlin Road Suite 102 Town & State: Gibbsboro, NJ

Email: david@wollmanlawfirm.com Zip.: \_\_\_\_\_

Engineer: Theodore Wilkinson Phone: (609)-561-0482 Fax: \_\_\_\_\_

Address: 215 Bellevue Ave Town & State: Hammonton, NJ

Email: twilk@arh-us.com Zip.: 08037

Proposed Use (please check all that apply):

### Residential

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

### Commercial

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

### Industrial

- Maintenance/ Repair Shop
- Flex Space
- Storage/ Warehouse
- Distribution Center
- Manufacturing
- Other: \_\_\_\_\_

Project Description & Statistics:

Short Description of Project: This project proposes to convert the existing church into a 75 seat restaurant, demolish half of the existing school to then build apartments with a parking garage underneath, and build two new mixed use buildings with 7600 s.f. of retail and apartments.

Increase in Impervious Coverage?:  YES / NO Total Increase or Decrease: .811 acres

Total Amount of Land Disturbed: 4.70 acres

Total Gross SF of all Buildings/ Development: 1.06 acres

Total New Residential Units: 83

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

MS-31-1-18  
SP-31-2-18

# CAMDEN COUNTY PLANNING BOARD APPLICATION

## Subdivision Description (if applicable):

Does this application include a lot consolidation? YES  NO

Will new lots be created?  YES / NO How Many New Lots? 4

Size of Existing Lot(s): 4.70 acres

Portion to be Subdivided: 4.70 acres

## Municipal Use:

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

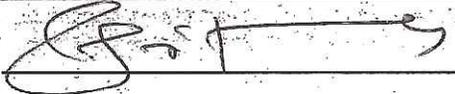
Authorized Municipal Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

## Signatures Required:

Name of Applicant: Srikanth Sankar

Signature of Applicant:  Date: 5/24/18

Agent Completing Application: Theodore Wilkinson, PE

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

### For County Use:

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

Fees Included with Application: YES / NO

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

### Stamp Date Received Below

MS-31-1-18  
SP-31-2-18

# CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

## Company/ Organization Information

Name of Company/Organization: The Respite at Grace

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
Srikanth Sankar	2001 college Dr, Suite 11, Clementon, NJ	owner
Joe Lauletta	2001 college Dr, Suite 11, Clementon, NJ	owner
Frank Lauletta	2001 college Dr, Suite 11, Clementon, NJ	owner
Sal Lopresti	2001 college Dr, Suite 11, Clementon, NJ	owner
Frank Runaro	2001 college Dr, Suite 11, Clementon, NJ	owner
Val Fichera	2001 college Dr, Suite 11, Clementon, NJ	owner

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

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

5/24/18  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

SP-31-0-18  
MS-31-1-18

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Haddon Point Phase II</b>
	Plan:	MJ-27-1-18/SP-27-1-18
	Municipality:	Pennsauken
	Applicant:	Haddon Point II, LLC
	Abuts County Route:	Cr. 644 Haddonfield Road

Applicant proposes to create 194 new lots and construct 189 townhomes and 2 storage buildings on a 36.048-acre site. This is the second residential phase of the redevelopment of the former Pennsauken Mart along Rt. 73, Rt. 130 and Cr. 644 Haddonfield Road.

Traffic impacts for this application were considered for the entire site as part of the Phase 1 application.



Project Name  
**Haddon Pointe Multifamily**

Block	Lot	Town
2604	1 & 3	Pennsauken Township



**camden**county

Making It Better, Together.







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

**COUNTY PLAN:  
MJ-27-1-18**

Haddon Point Phase II  
**PROJECT NAME**

Pennsauken  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

<input checked="" type="checkbox"/>	SITE PLAN	PLATE: <u>26</u>	_____
<input type="checkbox"/>	PRELIMINARY PLAN	BLOCK: <u>2604</u>	
<input type="checkbox"/>	OTHER	LOT (s): <u>1,1.01,3 and 4</u>	

**NAME:** Haddon Point II, LLC

**ADDRESS:** 200 Campbell Drive, Suite 200

**CITY:** Willingboro **STATE:** NJ **ZIP:** 08054

**SITE ABUTS COUNTY HIGHWAY:** Cr. 644 Haddonfield Road

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

**GENERAL**

Applicant proposes to create 194 new lots and construct 189 townhomes and 2 storage buildings as part of Phase II on the 36.048-acre site. This is the second residential phase of the redevelopment of the former Pennsauken Mart along Rt. 73, Rt. 130 and Cr. 644 Haddonfield Road.

The previously approved Phase II was for 264 multifamily apartments and a five (5) acre commercial site. The proposed 189 townhomes is a less intense site development.

Stormwater management and traffic impacts for this application were considered for the entire site as part of the Phase 1 application.

**The following documents have been reviewed:**

1. Subdivision plan entitled 2100 Haddonfield Road, prepared by K2 Engineering; dated June 8<sup>th</sup>, 2018
2. Stormwater Management Report for "2100 Haddonfield Road, prepared by K2 Engineering; dated June 8<sup>th</sup>, 2018
3. Land Title Survey for 2100 Haddonfield Road, prepared by K2 Engineering; dated June 8<sup>th</sup>, 2018.

**RIGHT OF WAY**

1. The applicant is not proposing any improvements in the County right-of-way under Phase II.

**SITE PLAN**

1. There will be no new driveway intersections with Old Haddonfield-Sorrell Horse Road (CR 644) under Phase II. The driveway into the entire development was approved under Phase I of the project.
2. An emergency fire access road is proposed on the northern side of the site with a connection to Haddonfield-Sorrell Horse Road (CR 644).
  - a. The applicant should present the location of the proposed emergency fire access road in relation to the ramp from Rt 130 and how the emergency fire access road will look to motorists exiting Rt. 130 onto Haddonfield-Sorrell Horse Road (CR 644).
  - b. The site plans and grading plans should be revised to provide a depressed curb for the emergency access driveway.
  - c. The detail for the emergency access drive construction on Sheet 25 should be re-labeled as "Emergency Fire Access Road Detail".
  - d. The location of the emergency fire access road should be staked out by the developer during Camden County's roadway improvement project.
3. Camden County will be starting the roadway improvement project in the near future. The plans must be revised to include the following:
  - a. A Note on Sheet 2 "As a condition of County approval the applicant will be required to include in the municipal bond for mill and pave of Haddonfield-Sorrell Horse Road (CR 644) 50 feet in either direction of the construction entrance drive."
  - b. The plans should be revised to clearly show the possible area of mill and pave required on Haddonfield-Sorrell Horse Road (CR 644) 50 feet in either direction of the construction entrance drive.

## TRAFFIC

1. Phase II does not propose a second driveway onto Haddonfield Road. An updated Traffic Impact Report is not required.
2. The application was previously approved for traffic impacts from the development of (504) apartment units. The applicant should be prepared to present to the Planning Board members that the total number of units in Phase I and Phase II now proposed is equal to or less than the previous Traffic Study used to design the driveway entrance.

## STORMWATER MANAGEMENT NJAC 7:8

1. The applicant has submitted a stormwater management design based on the development of Phase I and Phase II of the project. A stormwater management basin has been provided that meets the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge. The applicant's engineer should provide additional documentation that the municipal engineer has reviewed and accepted all stormwater calculations.
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.

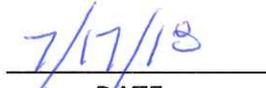
## ADMINISTRATIVE

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

5. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
6. Underground irrigation systems shall not be located within the County right-of-way.

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

  
DATE



Cc: Applicant:

Applicant Attorney: Duncan M. Prime, Esq [duncan@primelaw.com](mailto:duncan@primelaw.com)

Applicant Engineer: John Kornick, PE [jkornick@k2ce.com](mailto:jkornick@k2ce.com)

Steve Bagge, PE [sbagge@k2ce.com](mailto:sbagge@k2ce.com)

Municipal Planning Board Secretary: John Adams - [jadams@twp.pennsauken.nj.us](mailto:jadams@twp.pennsauken.nj.us)

Municipal Review Engineer:

# 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:

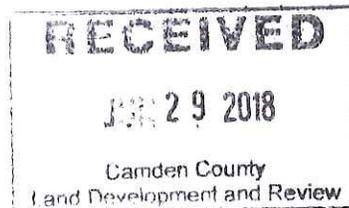
Project Name: Haddon Point Phase II

Project Address (if applicable) & Municipality: 2100 & 2118 Haddonfield Road, Pennsauken Township

Abuts County 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): 26

Existing Zoning: Crossroads Overlay/Residential (R-4)

Block(s): 2604

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

Lot(s): 1, 1.01, 3 and 4

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

MS-27-1-18

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

**Applicant:** Haddon Point II, LLC      **Phone:** (856) 234-5151      **Fax:** (856) 234-6051  
**Address:** 200 Campbell Drive, Suite 200      **Town & State:** Willingboro, NJ 08046  
**Email:** duncan@primelaw.com      **Zip.:** 08054

**Attorney:** Duncan M. Prime, Esquire for Prime Law      **Phone:** (856) 273-8300      **Fax:** (856) 273-8383  
**Address:** 14000 Horizon Way, Suite 325      **Town & State:** Mount Laurel, New Jersey  
**Email:** duncan@primelaw.com      **Zip.:** 08054

**Engineer:** John Kornick, P.E. K2 Consulting Engineers, Inc.      **Phone:** (856) 310-5205      **Fax:** \_\_\_\_\_  
**Address:** 36 Tanner Street, Suite 100      **Town & State:** Haddonfield, New Jersey  
**Email:** jkornick@k2ce.com      **Zip.:** 08033

**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 checked="" type="radio"/> Town Homes    | <input type="radio"/> Office                         | <input type="radio"/> Flex Space               |
| <input type="radio"/> Duplex                   | <input type="radio"/> Restaurant/ Food Establishment | <input type="radio"/> Storage/ Warehouse       |
| <input type="radio"/> Apartments               | <input type="radio"/> Hospitality/ Hotel Space       | <input type="radio"/> Distribution Center      |
| <input type="radio"/> Condominiums             | <input type="radio"/> Medical Use                    | <input type="radio"/> Manufacturing            |
| <input type="radio"/> Medical Care Residential | <input type="radio"/> Sports or Entertainment        | <input type="radio"/> Other: _____             |

**Project Description & Statistics:**

**Short Description of Project:** Proposed development to build 189 townhomes and 2 storage buildings on the site.



**Increase in Impervious Coverage?:** YES   **NO**      **Total Increase or Decrease** 2.818 acres  
**Total Amount of Land Disturbed:** 21.5 acres  
**Total Gross SF of all Buildings/ Development:** 164,360 SF building, 288 mailbox gazebos & 31,750 SF decks  
**Total New Residential Units:** 189 Townhome units  
**Total New Jobs Created:** \_\_\_\_\_

MS-27-1-18

# 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? 194

Size of Existing Lot(s): 36.048 acres

Portion to be Subdivided: 36.048 acres

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

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

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

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

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

Signatures Required:

Name of Applicant: Thomas E. Juliano, Haddon Point II, LLC

Signature of Applicant:  Date: 6/19/2018

Agent Completing Application: Duncan M. Prime, Esquire for Prime Law

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

**For County Use:**

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

Fees Included with Application: YES / NO

County Plan Number: MS-27-1-18

*Stamp Date Received Below*

**RECEIVED**

**JUN 29 2018**

Camden County  
Land Development and Review

# CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

## Company/ Organization Information

Name of Company/Organization: Haddon Point II, LLC

Is the Company a Corporation? YES /  NO

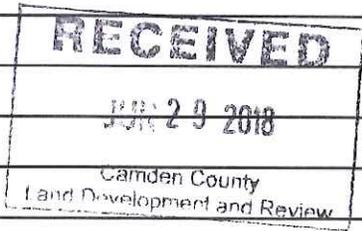
If yes, what State is the Corporation incorporated in? \_\_\_\_\_

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
Thomas Juliano	200 Campbell Drive Willingboro NJ	Manager
William Juliano	"	"



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

X   
Signature of Owner & Title

6/19/2018  
Date

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

\_\_\_\_\_  
Date

MS-27-1-18

**Affidavit of Ownership**

The undersigned Property Owner Haddon Point Urban Renewal LLC (As to Block 2604, Lot 1)  
Haddon Point II LLC (As to Block 2604, Lots 1.01 & 3)  
(Owner's Name)

being of full age, upon our oaths, do depose and say:

I/We are the owner (s) of the property designated as Block 2604, Lot1, 1.01 & 3

known as 2100 & 2118 Haddonfield Road  
(Address)

Date: 6/12/18

Owners Signature: 

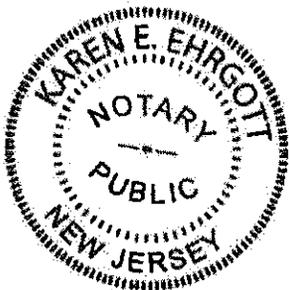
(Name:  
Title: Manager of Haddon Point Manager, LLC, the sole member of both  
Haddon Point Urban Renewal LLC and Haddon Point II LLC

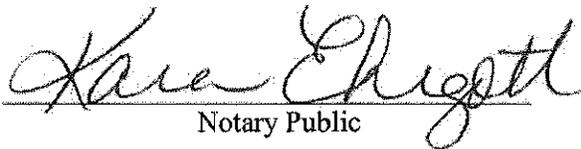
Acknowledgement

STATE OF NEW JERSEY:

Burlington  
COUNTY OF ~~CAMDEN~~

On this 12 day of June 20 18, before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared who deposes and states that he/she executed the foregoing Affidavit of Ownership and acknowledged the same to be his/her free act and deed. I am duly authorized by the laws of the State of New Jersey to administer oaths in said State.



  
Notary Public

KAREN E. EHRGOTT  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 6/1/2022

MS-27-1-18

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Wawa</b>
	Plan:	M-27-2-18/SP-27-4-18
	Municipality:	Pennsauken
	Applicant:	Pennsauken Partners, LLC.
	Abuts County Route:	Cr. 628 North Park Drive

Applicant is seeking approval for a two-lot commercial subdivision to construct a Wawa convenience store with fueling station on the corner of Cr. 628 North Park Drive and NJ Rt. 130.

Site will have one full driveway access to CR. 628 North Park Drive.





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

**COUNTY PLAN:  
M-27-2-18/  
SP-27-4-18**

Wawa

**PROJECT NAME**

Pennsauken

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

PLATE: 64

PRELIMINARY PLAN

BLOCK: 6402

OTHER

LOT (s): 10 and 11

**NAME:** Pennsauken Partners, LLC.

**ADDRESS:** 102 Centre BLVD, Suite J

**CITY:** Marlton      **STATE:** NJ      **ZIP:** 08053

**SITE ABUTS COUNTY HIGHWAY:** Cr. 628 North Park Drive

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

**GENERAL**

Applicant is seeking approval for a two-lot commercial subdivision to construct a Wawa convenience store with fueling station on the corner of Cr. 628 North Park Drive and NJ Rt. 130.

Site will have one full driveway access to CR. 628 North Park Drive.

**The following documents have been reviewed:**

1. Site plan entitled Pennsauken Partners, LLC prepared by Stonefield Engineering; dated May 17, 2018.
2. Stormwater Management Report for Pennsauken Partners, LLC, prepared by Stonefield Engineering, dated March 1, 2018.
3. Traffic Impact Analysis for Pennsauken Partners, LLC prepared by Dolan and Dean, dated March 12, 2018.
4. Land Title Survey for Pennsauken Partners, LLC prepared by First Order, LLC dated 8/28/2017.
5. Minor Subdivision Plan for Pennsauken Partners, LLC prepared by First Order, LLC dated 8/28/2017.

**RIGHT OF WAY**

1. The applicant is not proposing any improvements that require the acquisition of new County right-of-way.

**SITE PLAN/TRAFFIC STUDY**

1. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative.
2. Sight triangle easements shall be required at all existing and proposed road or street intersections with a county road and at driveways as determined to be necessary by the County Engineer. Sight triangle easements should be in accordance with AASHTO standards and be shown on plans. The applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement area.
3. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

The County requires modification to the site plan to improve safety along CR 628 North Park Drive. Both driveways are located within proposed Lot 10:

- For the northwestern most driveway, closest to Rt. 130/30 the County requires this driveway access to be restricted to "Right in and Right out only" as the turning movements will conflict with the current intersection configuration. County requires an island similar to Detail 12 Standard Left Turn In and Left Turn out Prohibited Detail. Internal wayfinding signage shall be included on site to direct drivers to the southernmost drive way where left turns will be permitted.
- For the Southernmost driveway, the County is requiring a striping plan that details a "Do Not Block the Box" across both Northbound lanes of travel depicted with four (4) X's and all necessary signage.

- Two sets of site plans with the above recommendations shall be submitted to the County before final approval is granted.

### **Traffic Study**

The Traffic Study needs to be updated to better reflect accuracy of ownership of the roadway system. North Park Drive is County Route # 628. (CR. 628)

This study does not include turning movement counts or analysis on the northwesternmost driveway on Cr. 628. Traffic Impact Analysis shall be updated to include this egress location.

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

4. Please provide documentation from the Municipal Engineer that all stormwater related items have been satisfied and are accepted by the municipality.
5. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided from the applicant in order to ensure that the stormwater system can be maintained in perpetuity.
6. 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**

7. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
8. A County curb detail is needed. All curbing constructed within the County right-of-way shall be 9" wide at the base x 18" deep gray concrete with a 1" batter in the 8" wide top
9. All curb should be designed in accordance with County Design Standards-Roads, Chapter IX E.4.
10. All curb radii for all roadways and driveways should be checked to ensure that an emergency vehicle or delivery vehicle can exit the driveway without turning into oncoming traffic.
11. The handicap ramps in the Camden county right-of-way must meet the standards of the Proposed Accessibility Guidelines for pedestrian Facilities in the Public Right-of-way dated July 26, 2011.
12. The difference of elevation between the existing centerline of the County Highway and the new gutter line is to be as near to a 2.22% grade as possible.
13. All curbing constructed within the County right-of-way shall be at 9" x 18" gray concrete with a 1" batter in the 8" face.
14. All curbing shall be constructed 18 feet from the legal centerline.
15. All curbing shall be constructed 23 feet from the legal centerline.

16. Depressed curbing shall be installed at all driveways on County roads.
17. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. If Haddonfield Road is a concrete road, the trench restoration detail must show 9" thick concrete replacement with dowels. If Haddonfield road is an asphalt road the pavement restoration should be 6" of dense grades aggregate, 8" of temporary base pavement, then 2" mill and top pave after 3-4 months of trench settlement.
18. The following County standard details are required for improvements in the County right-of-way:

Details:

Detail 12 Standard Left turn in and Left Turn Out Prohibited

## **ADMINISTRATIVE**

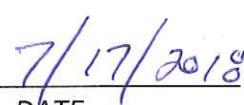
19. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
20. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
21. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980
22. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
23. Applicant is responsible for obtaining NJDOT approvals for the proposed striping on the County highway. Two (2) copies of the NJDOT approved drawing shall be sent to the County Engineer's office before permits to work in the County right-of-way shall be issued.
24. 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.
25. 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.
26. Underground irrigation systems shall not be located within the County right-of-way.
27. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

## OUTSIDE AGENCY APPROVALS

28. Applicant is responsible for all environmental permits required.

29. Applicant is responsible for obtaining all Pinelands Commission permits and approvals.

  
\_\_\_\_\_  
Andrew Levecchia PP/AICP  
County Planning

  
\_\_\_\_\_  
DATE



Cc: Applicant: [jeff@j-jdevelopment.com](mailto:jeff@j-jdevelopment.com)  
Applicant Attorney: Duncan Prime, Esq. [duncan@primelaw.com](mailto:duncan@primelaw.com)  
Applicant Engineer: Jeffery Martell [jmartell@stonefield.com](mailto:jmartell@stonefield.com)  
Municipal Planning Board Secretary: John Adams [jadams@twp.pennsauken.nj.us](mailto:jadams@twp.pennsauken.nj.us)  
Municipal Review Engineer: Douglas A White 856-722-0175



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:** July 16, 2018

**Re:** Proposed Convenience Store with Fuel Sales  
Pennsauken Partners, LLC  
Intersection of South Crescent Boulevard (US Route 130) and  
North Park Drive (CR 628)  
Pennsauken Township, Camden County, New Jersey  
County Planning Board File SP-27-4-18/M-27-2-18  
MC Project No. 17005805G

---

As requested, Maser Consulting conducted a review of the land development plans and traffic study submitted in conjunction with the development of a Convenience Store with Fuel Sales located on the southeasterly corner of the intersection of South Crescent Boulevard (US Route 130) and North Park Drive (CR 628) in Pennsauken Township, Camden County.

The following documents were reviewed:

- *Site Plan*, prepared by Stonefield Engineering and Design, dated revised to May 17, 2018.
- *Traffic Impact Analysis* prepared by Dolan and Dean, dated March 12, 2018.

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

1. Left turns should be prohibited at the driveway on North Park Drive closest to the intersection, as these turning maneuvers will conflict with the storage and dedicated turning lanes. A revised plan showing a right/in right/out configuration with a physical island should be submitted. Left turns can remain permitted at the second driveway on North Park Drive.
2. The speed limit of North Park Drive is 35 MPH, therefore sight triangles of 445 feet should be provided for the southerly driveway and 385 feet for the right/in right/out northerly driveway.

# 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:

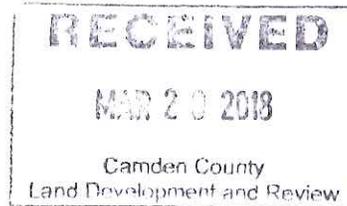
Project Name: Proposed Convenience Store with Fuel Sales

Project Address (if applicable) & Municipality: Route 130 & Park Drive, Pennsauken, NJ

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

### 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): 64

Existing Zoning: Commercial C-2 Zone

Block(s): 6402

Variance(s) Required: Please See Attached

Lot(s): 10 and 11

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-27-4-18  
M-27-2-18

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Pennsauken Partners, LLC Phone: 856-988-8770 Fax: \_\_\_\_\_

Address: 102 Centre Boulevard, Suite J Town & State: Marlton, NJ

Email: jeff@j-jdevelopment.com Zip.: 08053

Attorney: Duncan Prime, Esq - Prime Law Phone: 856-273-8300 Fax: 856-273-8383

Address: 14000 Horizon Way, Suite 325 Town & State: Mount Laurel, NJ

Email: duncan@primelaw.com Zip.: 08054

Engineer: Jeffrey Martell, Stonefield Engineering Phone: 201-340-4468 Fax: \_\_\_\_\_

Address: 92 Park Avenue Town & State: Rutherford, NJ

Email: martell@stonefieldeng.com Zip.: 07070

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

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

## Project Description & Statistics:

Short Description of Project: The development proposes the subdivision of Lot 10 into Lots 10.1 and 10.2 and the construction of a Wawa convenience store with fueling station on Block 6402, proposed Lot 10.2 and Lot 11.

---



---



---



---

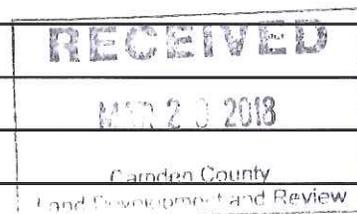
Increase in Impervious Coverage?:  YES / NO Total Increase or Decrease: 16,195 SF Increase

Total Amount of Land Disturbed: 1.7 AC

Total Gross SF of all Buildings/ Development: 10,371 SF

Total New Residential Units: 0

Total New Jobs Created: TBD



SP-27-4-18  
 m-27-2-18

# CAMDEN COUNTY PLANNING BOARD APPLICATION

## Subdivision Description (if applicable):

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

Will new lots be created? YES / NO      How Many New Lots? 2 new lots (Lots 10.1 and 10.2)

Size of Existing Lot(s): Lot 10: 2.26 AC

Portion to be Subdivided: 0.33 AC (Lot 10.2) and 1.93 AC (Lot 10.1)

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

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

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

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

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

## Signatures Required:

Name of Applicant: Pennsauken Partners, LLC

Signature of Applicant:  \_\_\_\_\_ Date: 1/16/18

Agent Completing Application: Jeffrey Martell

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

### For County Use:

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

Fees Included with Application: YES / NO

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

### Stamp Date Received Below



# CAMDEN COUNTY PLANNING BOARD APPLICATION

## 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 new lots (Lots 10.1 and 10.2)

Size of Existing Lot(s): Lot 10: 2.26 AC

Portion to be Subdivided: 0.33 AC (Lot 10.2) and 1.93 AC (Lot 10.1)

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

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

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

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

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

## Signatures Required:

Name of Applicant: Pennsauken Partners, LLC

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

Agent Completing Application: Jeffrey Martell, PE

Signature of Agent: *Jeffrey Martell* Date: 03/09/2018

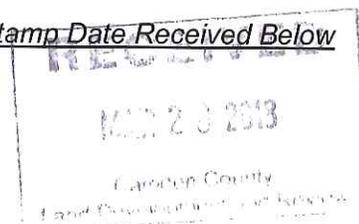
### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-27-4-18  
M-27-2-18

### Stamp Date Received Below





**PENNSAUKEN PARTNERS, LLC**

**Block 6402, Lots 10 and 11**

**Pennsauken Township, Camden County, NJ**

**Corporate Ownership Disclosure Statement**

*This Corporate Ownership Disclosure statement is provided in compliance with the requirements of N.J.S.A. 40:55D-48.1 et seq.*

Owners holding 10% or more of any class of stock/interest in Pennsauken Partners, LLC:

1. E Street Development Group, LLC (100%)

102 Centre Blvd. Suite J

Marlton, NJ 08053

- A. Owners holding 10% or more of any class of stock/interest in E Street Development Group, LLC:

- (1.) J&J Development Group, LLC (100%)

102 Centre Blvd. Suite J

Marlton, NJ 08053

- (a.) Owners holding 10% or more of any class of stock/interest in J&J Development Group, LLC:

- (i.) Jeffrey J. Angeloni (50%)

578 Norwood Road

Mount Laurel, NJ 08054

- (ii.) James Angeloni (50%)

16 Bunning Drive

Voorhees, New Jersey 08043

