

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

# Camden County Planning Board

## Agenda for June 25<sup>th</sup>, 2019

Meeting to be held at  
Camden County Department of Public Works  
Large Conference Room 6:00pm  
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. **GSK Adult Community** - MJ-36-1-19 – Winslow
  - b. **Pilgrim Woods** - MJ-36-2-19 – Winslow
  - c. **SJ Dining, Inc. (Burger King)** - SP-15-3-19 – Gloucester Twp.
  - d. **315 West Branch Avenue, LLC** - SP-28-1-19 – Pine Hill Borough
  - e. **Carollo, Inc.** - SP-36-5-19 – Winslow Twp.
7. Chairman's report
8. Attorney's Report
9. County Engineers Report
10. County Planning Report
11. New Business
12. Old Business
13. Adjournment

CC: Hon. Louis Cappelli, Jr., Freeholder Director  
Hon. Susan Shin Angulo Freeholder  
John Wolick, Director of Public Works  
Kevin Becica, County Engineer  
Andrew Levecchia, County Planner

**Camden County Planning Board**  
**County Public Works Complex, Lindenwold**  
**6:00 PM**  
**May 28, 2019**

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. Daniel Cosner, Mr. Tom Schina, Mr. Ryan Doran, Mr. Joe Pillo, and Ms. Kevin Becica, County Engineer were all present.

Planning Board Solicitor: Mr. Matthew White was present.

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

**MINUTES**

A motion was made to approve the minutes of the April 23, 2019 meeting by Mr. Schina and seconded by Mr. Doran, all present were in favor.

**Review of Projects for Board Action**

**SP-34-8-17/MJ-34-4-17**

**LIDL Grocery Store**

**Voorhees**

Damien Del Duca, Esq. and John Harter, PE. were present for the application.

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

Development of proposed Lot 4.01 will include construction of a 25,656-square foot LIDL grocery store as well as new parking areas, lighting and landscaping. As part of the proposed improvements, the applicant proposes to signalize the intersection of Lafayette Avenue and NJSH Rt. 73. Additionally, the left turn lane from Rt. 73 on to Lafayette will be increased in length from +/- 150 feet to +/- 400 feet. An existing drive accessing the subject tract from Lafayette Avenue near its intersection with Rt. 73 will be reconstructed to provide a 25' wide full movement ingress and egress driveway into the site. A second existing drive accessing Lafayette Avenue will be eliminated and replaced with a new full movement driveway to be constructed approximately 90 feet to its west. The new driveway will be located in proposed Lot 4.02 and will parallel the westerly and northerly property lines shared between the proposed lots. Existing pavement within proposed Lot 4.01 will be removed and reconfigured to service the proposed grocery store.

Applicant will receive approval resolution from Voorhees June 12th.

No drainage issues. Traffic light not warranted by NJDOT. Trip generation at A & B level of service.

Applicant agrees with all County Engineer's comments. Will do 600 ft. of milling & repaving of frontage on Cooper Road.

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

**MJ-36-1-19**

**GSK Adult Community**

**Winslow**

David Patterson, Esq., Brian Peterson, PE, Deanna Drumm, Traffic PE, and Richard Kroft, Contractor were present for application.

We have reviewed the application for a Preliminary Major Subdivision for the 28.971-acre property. The applicant proposes to subdivide the property into 94 single family homes in an active adult community and 3 stormwater management basins for a total of 97 lots. The property is currently farmed with areas of brush and light woods. There are areas of wetlands on the property. No development is proposed within the wetlands boundaries. The property is serviced by State Route #73 South and County Route #536 (Spur). The developer proposes a right in/right out access to the property from Rt. #73S; a second access is located along E. Taunton Road (CR #536 spur).

Received approval from Winslow on May 16<sup>th</sup>.

They will comply with the County Engineer's comments.

Applicant is responsible for obtaining NJDOT approvals for proposed striping on the County highway.

41 houses in phase 21, construction traffic while people live there.

Not enough traffic for a traffic signal on Route 73.

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

**MJ-36-2-19**

**Pilgrim Woods**

**Winslow**

**Cancelled by applicant**

**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. Doran; all present were in favor.

Respectfully Submitted,  
Carol Sigman  
Land Development & Review Clerk



**CAMDEN COUNTY PLANNING BOARD**  
**Land Development Review**

**Review List for Meeting**

**June 25, 2019**

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

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
MJ-1	GSK Adult Community	MJ-36-1-19	Winslow Twp.	97 lot residential subdivision
MJ-2	Pilgrim Woods	MJ-36-2-19	Winslow Twp.	13 lot residential subdivision
SP - 1	SJ Dining, Inc. (Burger King)	SP-15-3-19	Gloucester Twp.	New restaurant with drive thru
SP - 2	315 West Branch Avenue, LLC	SP-28-1-19	Pine Hill Borough	multiple unit self storage facility
SP - 3	Carollo, Inc.	SP-36-5-19	Winslow Twp.	parking lot and access improvements for restaurant

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>GSK Adult Community</b>
	Plan:	<b>MJ-36-1-19</b>
	Municipality:	Winslow
	Applicant:	GSK Adult community, c/o Corridor Construction, LLC
	Abuts County Route:	Tauton Rd. (Cr 536 spur)

We have reviewed the application for a Preliminary Major Subdivision for the 28.971-acre property. The applicant proposes to subdivide the property into 94 single family homes in an active adult community and 3 stormwater management basins for a total of 97 lots. The property is currently farmed with areas of brush and light woods. There are areas of wetlands on the property. No development is proposed within the wetlands boundaries. The property is serviced by State Route #73 South and County Route #536 (Spur). The developer proposes a right in/right out access to the property from Rt. #73S; a second access is located along E. Taunton Road (CR #536 spur).



**Project Name**  
GSK Adult Community

<b>Block</b> 1502	<b>Lot</b> 10	<b>Town</b> Winslow Twp
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# Peterman • Maxcy Associates, LLC

ENGINEERING • SURVEYING • PLANNING



## Memorandum

To: Kevin Becica, Andrew Levecchia

Cc: Rich Croft

From: Brian S. Peterman

Subject: Legacy Acres Major Subdivision  
Your File No. MJ-36-1-19

Date: 6/18/19

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On Thursday, June 13, we mutually met to discuss the layout of the proposed street intersection with East Taunton Road (CR 536 spur) and as related to the review comments presented in your 5/22/19 review letter.

The previously submitted full service intersection will be revised to a right in/right out and left in/ no left out as described on our attached sketch. It was agreed that this layout would eliminate a majority of the County's concerns in regards to the potential conflicts that might arise. We will continue with a stacking lane with a length of 80' which will allow four (4) vehicles to stack awaiting gaps to permit the left turn into the site.

Furthermore, the right out design will be exaggerated so as to further restrict the potential of a left turn out. Curbing for the left turn in stacking lane will be extending around the turn lane along the northbound lane to further inhibit/restrict the potential left turn movement. Curbing will also be extending beyond the limits of the existing utility pole locations so as to provide an offset away from the existing poles (located on either side of the proposed entrance) to improve safety.

Given the existing drainage discharge of the County Road into the site, it was agreed to allow the continuance of this without the need for curbing along the entire frontage. Thus, please accept, on behalf of the applicant, that we herewith supplement our submitted application to respectfully request a technical waiver for the absence of curbing along the property's frontage along the County Road.

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189 S. Lakeview Drive  
Suite 101  
Gibbsboro, NJ 08026  
(856) 282-7444 FAX (856) 282-7443



We, along with input from the applicant's traffic consultant, will coordinate with the County staff in regards to addition and placement of stripping and signage to guide the motoring public for the traffic patterns, left turns, U-turns, etc.

As a condition of approval, we will prepare plan revisions to address the above discussion and also to respond to the balance of the comments presented in your 5/22/19 review letter.

BSP/plm 07063 6-18-19 memo



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

**COUNTY PLAN:  
MJ-36-1-19**

GSK Adult Community  
PROJECT NAME

Winslow Township  
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

<input checked="" type="checkbox"/>	SITE PLAN	PLATE: <u>15</u>	1 <sup>st</sup> Review
<input type="checkbox"/>	PRELIMINARY PLAN	BLOCK: <u>1502</u>	
<input type="checkbox"/>	OTHER	LOT (s): <u>10</u>	

**NAME:** GSK Adult Community, c/o Corridor Construction, LLC

**ADDRESS:** Route #73 and East Taunton Road (County Route 536 Spur)

**CITY:** Winslow Township **STATE:** NJ **ZIP:** 08095

**SITE ABUTS COUNTY HIGHWAY:**

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

**GENERAL**

We have reviewed the application for a Preliminary Major Subdivision for the 28.971-acre property. The applicant proposes to subdivide the property into 94 single family homes in an active adult community and 3 stormwater management basins for a total of 97 lots. The property is currently farmed with areas of brush and light woods. There are areas of wetlands on the property. No development is proposed within the wetlands boundaries. The property is serviced by State Route #73 South and County Route #536 (Spur). The developer proposes a right in/right out access to the property from Rt. #73S; a second access is located along E. Taunton Road (CR #536 spur).

**The following documents have been reviewed:**

1. Preliminary Development Plan for "GSK Adult Community", as prepared by Peterman, Maxcy Associates, LLC, dated 4/27/18, revised as noted below:
  - a. Cover Sheet, Sheet 1 of 37, revised 1/16/19
  - b. Overall Plan, Sheet 2 of 37, revised 12/21/18
  - c. Preliminary Plan of Lots 1, Sheets 3 of 37, revised 12/21/18
  - d. Preliminary Plan of Lots 2, Sheets 4 of 37, revised 12/21/18
  - e. Preliminary Plan of Lots 3, Sheets 5 of 37, revised 12/21/18
  - f. Preliminary Plan of Lots 4, Sheets 6 of 37, revised 12/21/18
  - g. Development Plan – 3\*, Sheet 7 of 37
  - h. Development Plan – 1\*, Sheet 8 of 37
  - i. Development Plan – 2\*, Sheet 9 of 37
  - j. Development Plan – 2\*, Sheet 10 of 37
  - k. Grading Plan – 1, Sheet 11 of 37
  - l. Grading Plan – 2, Sheet 12 of 37, revised 12/21/18
  - m. Grading Plan – 3, Sheet 13 of 37, revised 12/21/18
  - n. Grading Plan – 4, Sheet 14 of 37, revised 12/21/18
  - o. Utility Plan – 1 thru 4, Sheets 15 thru 18 of 37, 12/21/18
  - p. Landscape and Lighting – 1, Sheet 19 of 37, revised 12/21/18
  - q. Landscape and Lighting – 1\*, Sheet 20 of 37
  - r. Landscape and Lighting – 1\*, Sheet 21 of 37
  - s. Landscape and Lighting – 1\*, Sheet 22 of 37
  - t. Profiles – 1, Sheet 22 of 37, revised 12/21/18
  - u. Profiles – 2, Sheet 23 of 37
  - v. Construction Details – 1, Sheet 25 of 37, revised 12/21/18
  - w. Construction Details – 2, Sheet 26 of 37
  - x. Final Utility Details – 1, Sheet 27 of 37
  - y. Final Utility Details – 1A, Sheet 28 of 37
  - z. Final Utility Details – 1B, Sheet 29 of 37
  - aa. Utility Details – 1, Sheet 30 of 37
  - bb. Soil Erosion and Sediment Control Plan – 1, Sheet 31 of 37, revised 12/21/18
  - cc. Soil Erosion and Sediment Control Plan – 2, Sheet 32 of 37
  - dd. Soil Erosion and Sediment Control Plan – 3, Sheet 33 of 37, revised 12/21/18
  - ee. Soil Erosion and Sediment Control Plan – 4, Sheet 34 of 37, revised 12/21/18
  - ff. Soil Erosion and Sediment Control Details – 1, Sheet 35 of 37
  - gg. Soil Erosion and Sediment Control Details – 2, Sheet 36 of 37
  - hh. Test Pits, Sheet 37 of 37
2. Stormwater Management Report for "GSK Adult Community", as prepared by Peterman Maxcy Associates, LLC, dated 3/30/18
3. Stormwater Maintenance Manual for "GSK Adult Community", as prepared by Peterman Maxcy Associates, LLC, dated 3/29/19

4. Groundwater Mounding Analysis for "GSK Adult Community", as prepared by Peterman Maxcy Associates, LLC, dated 4/3/18
5. Transportation Assessment for "GSK Adult Community", prepared by Traffic Planning and Design, dated 2/8/19
6. Traffic Engineering Review #1, for "GSK Adult Community", as prepared by CME Associates, dated 4/11/19
7. Technical Review #1 for "GSK Adult Community", as prepared by ARH Associates, dated 4/10/19
8. Technical Review #1 Memorandum for "GSK Adult Community", as prepared by ARH Associates, dated 4/10/19
9. Camden County Planning Board Application, as prepared by Corridor Construction, Inc., dated 1/16/19
10. Camden County Planning Board Application, Affidavit, as prepared by Corridor Construction, Inc., dated 1/16/19

We offer the following comments:

#### **RIGHT OF WAY**

1. The Camden County Master Plan indicates that East Taunton Road (CR 536 Spur) has a proposed right-of-way of 74 feet, with an existing right-of-way of 49.5 feet (Page A-2 of the Camden County Highway Plan). The Applicant is required to provide additional Right-of-Way in the amount of 12.25ft by easement. The applicant's plan indicates the ROW is 120 feet.
  - a. The site plan should be revised to indicate any roadway easement with the County of Camden.
  - b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
2. The traffic analysis report indicates that a formal median opening should be provided where there is a current grass/dirt opening. A bituminous median opening will be constructed to provide access to the site along CR 536 Spur. The applicant should provide details on the plans.
3. U-turn signage should be provided at the proposed left turn lane in the area of the median.

#### **SITE PLAN**

4. The applicant will provide an existing conditions plan for review.
5. The applicant will provide a demolition plan to demonstrate features which may be removed from the county ROW.
6. A sight triangle easement at the intersection of East Taunton Road (CR 536 Spur) and proposed Road B is required. The applicant is required to submit a deed of site triangle easement to the County of Camden that describes the required easement.

7. In accordance with 3.3.1.8, new roads shall be located to provide an unobstructed line of sight. Plan sheet 21 of 37 indicates that the intersection with CR 536 Spur will have development signage and plantings. Additionally, a portion of dense vegetation exists within the site triangle north of the access. The applicant should indicate on the plan the areas of dense vegetation within the site triangle to be removed. A note should be added to this plan to indicate that the area within the Sight Triangle shall be free of all vegetation or obstructions 18" high or higher and shall be continually maintained as such by the applicant/owner.
8. County Road 536 Spur at this location does not have any curbing. The plans indicate that the curbing from the development will continue out onto the County Road ROW. A detail must be provided to show the transition from curbing to no curbing, and must meet with the requirements of Section 3.4.9.
9. Site plans must conform to the following Standards from the Camden County Development Regulations, updated February 2017. Section 3.2, Control of Access to County Road and Access Design Standards addresses road access to a County Road; Section 3.4 address pavement and curbing. The design standard details are provided at the end of Regulations. Details relating to County ROW work shall be provided on the development plan.
  - a. 3.2.1.1.G.2 – Profile of a Road or Street Approach to a County Road – the applicant should provide the grade of Road B at the County road. The grade shall be no greater than 3% for a minimum of 25 feet from the edge of pavement of the intersecting county road.
  - b. 3.2.1.1.G.7 – Left Turn Storage Lanes – The site plan shows a left turn lane. No details have been provided by the applicant. Construction details of the turn lane and the turning median must be provided on the plans. Calculations should be provided on the detail to demonstrate that the design conforms to the appropriate standards. Details should also be provided for the striping, curbing, paving, etc. to also include materials used.
  - c. 3.2.1.1.G.8 – By-Pass Area – County Road 536 Spur in the vicinity of Road B is a 4-lane roadway which allows through traffic to bypass a vehicle waiting to make a left turn into the subject site.
  - d. 3.2.1.1.I – Emergency Access (Major Subdivision) – Emergency access points should be a maximum of 18' width. The applicant has not proposed any emergency access onto the property. The applicant shall provide a turning diagram to show ingress and egress from the site for fire apparatus.
  - e. 3.2.1.1.K – Traffic Signs – the applicant has only provided details on signs within the development. Details of signs that will be placed in the County ROW, such as signs indicated left- or U-turns, should be provided.
  - f. 3.2.1.1.M – Pavement Markings – the applicant has proposed a left-turn lane. All pavement markings should be identified and details provided. Pavement markings removed on East Taunton Road as a result of construction activity shall be repainted

in their previous locations in accordance with the applicable Camden County details and specifications.

- g. 3.4.9 Curb – County Curb is required along the entire length of the frontage of the development property. Please include County Curb Detail #1 with in the plan set.

## **MAJOR SUBDIVISION**

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

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

11. 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. Three (3) stormwater management basins are proposed that meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge.
12. The proposed plan shows there is no impact to the County road from this development.
13. The applicant does not propose any new inlets or basins within the County ROW. There are no storm manholes or inlets within the vicinity of the project area.
14. There is an existing drainage area along the edge of the property within the ROW for SR 73 ramp and CR536 SPUR. It is expected that this drainage area discharges into the wetland area. It will remain untouched during construction.
15. The design has met the water quantity requirement for peak rate of reduction.
16. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided by the applicant in order to ensure that the stormwater system can be maintained in perpetuity. 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.

## **TRAFFIC**

17. The applicant has provided a traffic analysis that indicates level of service B or better.
18. The applicant should discuss the median turn lane that is used for the office building across Route 536 Spur. Details should be provided on the plans to show that the new development will not impede the traffic flow of the businesses surrounding the development.
19. A Maintenance and Protection of Traffic Plan should be provided for all work performed within the County right-of-way in accordance with Section 2.2.6.
20. A Striping and Signing Plan should be provided to indicate all proposed traffic signs and traffic markings within the County right-of-way in accordance with Section 2.2.7.

21. A set of Roadway Improvement Plans for County Rt. 536S East Taunton Rd. is required in accordance with section 2.6.
  - a. Consideration for a new traffic pattern where Rd. B. intersects with County Rd. 536S East Taunton Rd. needs additional safety features and signage as outlined in the applicant Traffic Report.
22. Applicants Traffic Engineer should be prepared to testify about the need for a Traffic Signal Warrant Analysis at the intersection of Rd. B and County Rt. 536S East Taunton Rd. and amend the Traffic Report to detail why or why not a Traffic Signal Warrant Analysis was performed at this location.

## **DETAILS**

23. All construction or reconstruction within the County right-of-way shall conform to NJDOT, County and Municipal standards.
24. All curb should be designed in accordance with County Design Standards-Roads, Section E.4. 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.
25. The applicant should provide turning diagrams to show ingress and egress from fire apparatus.
26. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. The limits of disturbance shown on the plan indicate a trench across CR 536 Spur to provide water service to the development.
27. Information should be provided per the specifications, 6.2 – Grass and Topsoil, for any areas impacted by construction along the County Road. This includes at the roadway intersection and at the median for the proposed left turn lane.
28. Section 6.4 addresses buffering along the County road. The applicant should be prepared to provide details on the current condition of the brush along the frontage at East Taunton Road. In addition, there is proposed open space at the entrance to the neighborhood with no proposed landscaping. This should be addressed with a landscaping plan. All landscaping plans at the entrance should be mindful of any sight triangle easements.
29. Section 6.9 or 6.10 – Landscaping on Channelized Islands or Traffic Islands or Medians – The proposed left hand turn median shall be maintained with turf, groundcovers, annuals, perennials or shrubs and shall be maintained to a height of thirty (30) inches as measured from the centerline of grade of the adjacent street or driveway.

## **ADMINISTRATIVE**

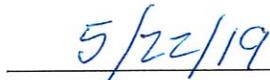
30. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980

31. Applicant is responsible for obtaining all NJDOT and Camden County permits and approvals necessary for the proposed work.
32. 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.
33. 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.
34. 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.
35. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

#### OUTSIDE AGENCY APPROVALS

36. Applicant is responsible for all environmental permits required.

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

  
\_\_\_\_\_  
DATE



Cc: Applicant/Owner: Corridor Construction, Inc., [joem@titleamericaagency.com](mailto:joem@titleamericaagency.com)  
Applicant Attorney: David C. Patterson, Esq., [dpatterson@maressalaw.com](mailto:dpatterson@maressalaw.com)  
Applicant Engineer: Brian Peterman, PE, [petermaneng@comcast.net](mailto:petermaneng@comcast.net)  
Municipal Engineer: Robert Viteeses ARH Associates,  
Municipal Planning Board Secretary: Debbie Wells,

# 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: GSK ADULT COMMUNITY  
Project Address (if applicable) & Municipality: NJSH ROUTE 73 + EAST TAUNTON ROAD  
Abuts County Road: EAST TAUNTON ROAD County Route No.: 53B

### 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): 15  
Block(s): 1502  
Lot(s): 10

Existing Zoning: REDEVELOPMENT ZONE  
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.

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Corridor Construction Inc. Phone: 856-767-8573 Fax: \_\_\_\_\_  
 Address: 185 W. White Horse Pike Town & State: Berlin, NJ  
 Email: JoeM@titleamericaagency.com Zip: 08009

Attorney: David C. Patterson, Esq. Maressa & Patterson, P.C. Phone: 856-767-1471 Fax: \_\_\_\_\_  
 Address: 191 W. White Horse Pike Town & State: Berlin, NJ  
 Email: \_\_\_\_\_ Zip: 08009

Engineer: Brian S. Peterman, P.E., C.M.E. Peterman Maxcy Associates, LLC Phone: 856-282-7444 Fax: 856-282-7443  
 Address: 189 South Lakeview Drive, Suite 101 Town & State: Gibbsboro, NJ  
 Email: petermaneng@comcast.net Zip: 08026

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

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

**Project Description & Statistics:**

Short Description of Project: The site is located along N.J.S.H. Route 73 & Taunton Road. It is currently farmed with areas of brush and light woods. Along East Taunton Road are the remains of a dwelling and along N.J.S.H. Route 73 there is a low lying area that is classified as wetlands by the Pinelands Commission. The applicant is proposing this subdivision for an active adult community with 94 single family homes and three (3) lots that will be open space lots that will contain the infiltration/detention basins along with vegetated swales.

Increase in Impervious Coverage?:  YES / NO Total Increase or Decrease: 11.16 AC (33.5% increase)  
 Total Amount of Land Disturbed: 24.61 AC

Total Gross SF of all Buildings/ Development: 1,072,011 SF +/-  
 Total New Residential Units: 94 Dwellings  
 Total New Jobs Created: Unknown

RECEIVED
JAN 24 2019
Camden County Land Development and Review

# 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? 97 Lots

Size of Existing Lot(s): 28.971 AC +/-

Portion to be Subdivided: Entire Property. Creating 94 single family home lots and 3 open space lots.

## Municipal Use:

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

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

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

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

## Signatures Required:

Name of Applicant: Corridor Construction Inc.  
Joseph A. Maressa, Jr.

Signature of Applicant: *Joseph Maressa Jr. manager* Date: 1-16-19

Agent Completing Application: Brian S. Peterman, P.E., C.M.E.  
Peterman Maxcy Associates, LLC

Signature of Agent: *Brian S. Peterman* Date: 1/16/19

### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: MS-36-1-19

### Stamp Date Received Below

**RECEIVED**

**JAN 24 2019**

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: Corridor Construction Inc.

Is the Company a Corporation?  YES / NO

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

Is the Company a Partnership? YES  NO

Is Company an Individual Owner? YES  NO

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

Name	Address	Title
Joseph A. Marzessa Jr.	1171 Clew Road Waterford, NJ 08089	Member/Manager
Anthony J Marzessa	51 Las Brisas Blvd, Waterford, NJ 08043	Member/Manager
Jolynne Marzessa	929 Chanticleer Dr, Waterford, NJ 08083	Member
Julian M Marzessa	1175 Clew Road Waterford, NJ 08089	Member

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

X Joseph Marzessa Jr. Manager  
Signature of Owner & Title

1-16-19  
Date

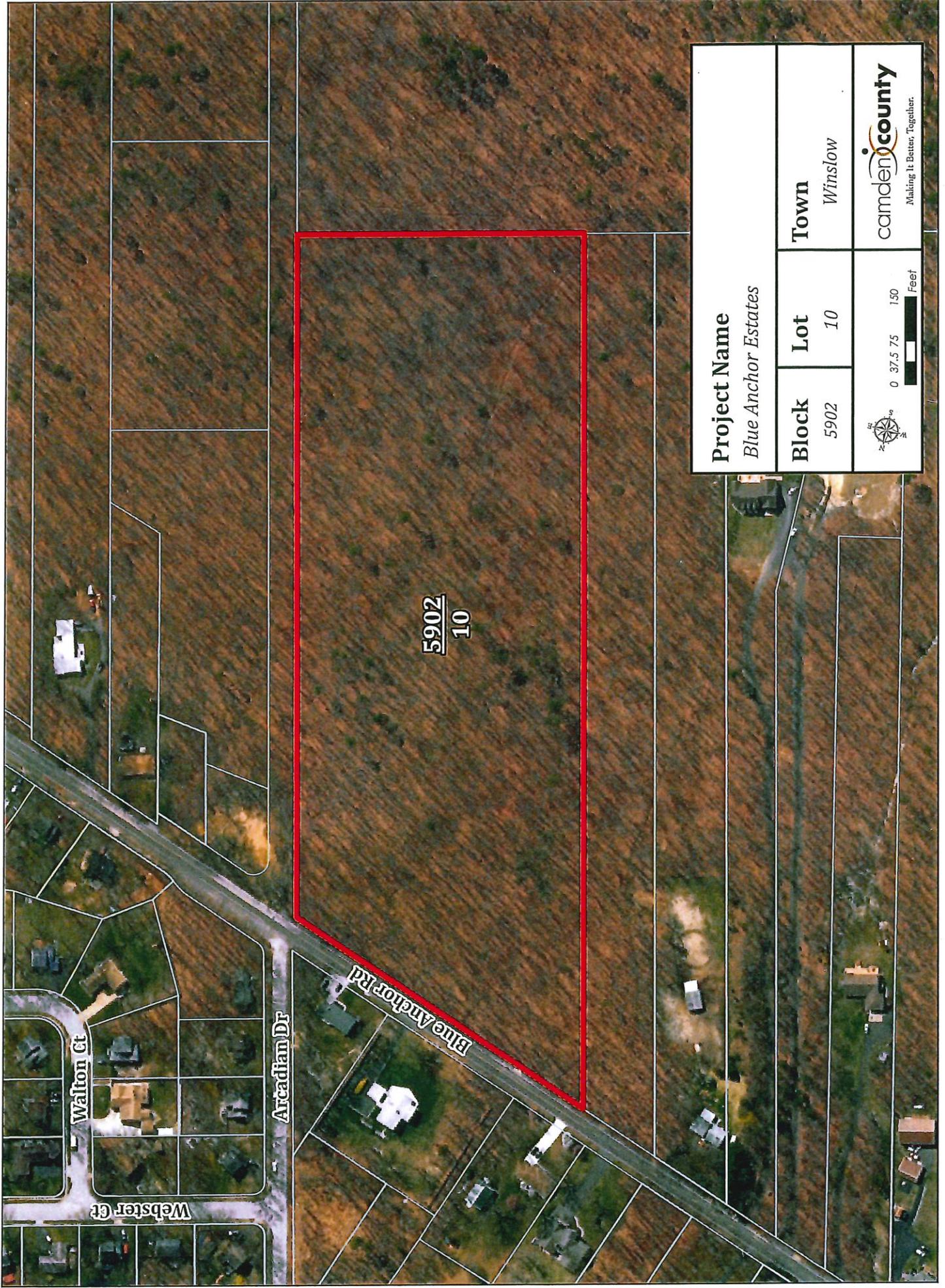
X \_\_\_\_\_  
Signature of Owner & Title

\_\_\_\_\_  
Date

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Pilgrim Woods</b>
	Plan:	MJ-36-2-19
	Municipality:	Winslow
	Applicant:	Glouco Approvals Group, LLC (c/o Ralph Ford)
	Abuts County Route:	Blue Anchor Rd. (CR 720 )

The application for Preliminary and Final Major Site Plan for "Pilgrims Woods" has been reviewed. The Applicant is proposing a Major Subdivision of Lot 10 within Block 5902. The existing lot is vacant wooded lot encompassing 15.28 acres. The applicant is proposing to subdivide this lot into 13 total lots, with 12 dedicated residential lots. The lot fronts Blue Anchor Road, County Route 720 to the north and Arcadian Drive (Formerly Oak Drive) to the east. The development includes a single site access intersecting Blue Anchor Road. The proposed site access will be stop-controlled with two-way ingress/egress. There are no turning movement restrictions for the site access. The proposed site access is positioned opposite an existing residential driveway (10 Blue Anchor Road).

The engineer is proposing both structural and non-structural BMPs to address water quality, quantity and groundwater recharge. The non-structural BMPs consist of impervious disconnects and wooded buffer zones. The primary SWM BMP consists of an infiltration basin.



**Project Name**

*Blue Anchor Estates*

**Block**

5902

**Lot**

10

**Town**

Winslow

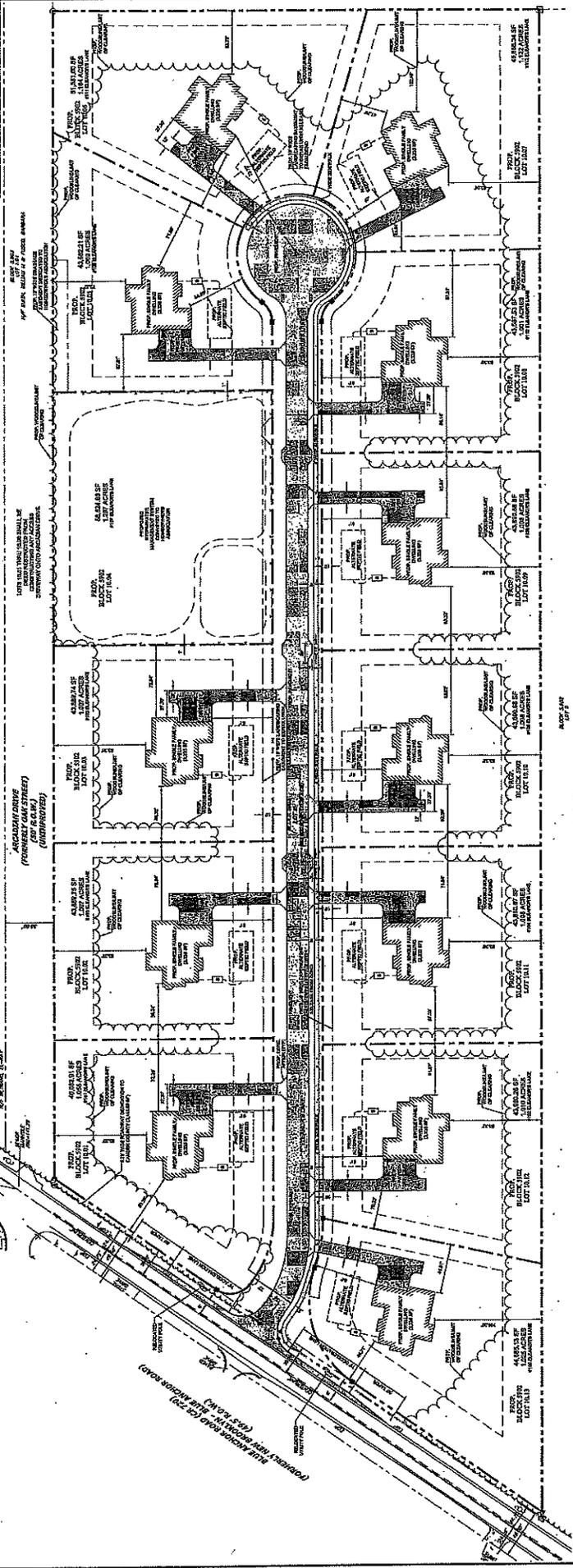


**camden**county

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WILLIAMSTOWN, NJ USGS QUAD MAP  
SCALE 1:50,000



GRAPHIC SCALE  
1 inch = 20 ft.

TABLE 1: SUMMARY OF PROPOSED DEVELOPMENT

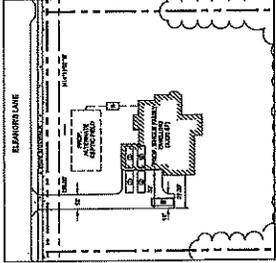
NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
1	RESIDENTIAL	10,000	0.23
2	COMMERCIAL	5,000	0.11
3	PARKING	20,000	0.46
4	ROADS	10,000	0.23
5	UTILITIES	5,000	0.11
6	LANDSCAPING	5,000	0.11
7	TOTAL	55,000	1.25

**PROPOSALS**  
PRELIMINARY AND FINAL MAJOR SUBDIVISION  
MAP FOR THE LOT 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

**AVILA ENGINEERING**  
1000 WEST 10TH STREET  
NEW YORK, NY 10014  
TEL: (212) 850-1234  
FAX: (212) 850-5678  
WWW.AVILAENGINEERING.COM

*Michael J. Avila*  
MICHAEL J. AVILA, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF NEW YORK  
NO. 123456789  
EXPIRES 12/31/2025

1 OF 1  
GENERAL DEVELOPMENT PLAN



LEGEND

SYMBOL	DESCRIPTION
[Symbol]	PROPOSED DRIVE
[Symbol]	EXISTING DRIVE
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED PARKING
[Symbol]	EXISTING PARKING
[Symbol]	PROPOSED LANDSCAPING
[Symbol]	EXISTING LANDSCAPING
[Symbol]	PROPOSED UTILITY
[Symbol]	EXISTING UTILITY
[Symbol]	PROPOSED FENCE
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED WALL
[Symbol]	EXISTING WALL
[Symbol]	PROPOSED CURB
[Symbol]	EXISTING CURB
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING DRIVEWAY
[Symbol]	PROPOSED PORCH
[Symbol]	EXISTING PORCH
[Symbol]	PROPOSED DECK
[Symbol]	EXISTING DECK
[Symbol]	PROPOSED PATIO
[Symbol]	EXISTING PATIO
[Symbol]	PROPOSED STAIRS
[Symbol]	EXISTING STAIRS
[Symbol]	PROPOSED RAMP
[Symbol]	EXISTING RAMP
[Symbol]	PROPOSED ELEVATOR
[Symbol]	EXISTING ELEVATOR
[Symbol]	PROPOSED ESCALATOR
[Symbol]	EXISTING ESCALATOR
[Symbol]	PROPOSED STAIRWELL
[Symbol]	EXISTING STAIRWELL
[Symbol]	PROPOSED ELEVATOR SHAFT
[Symbol]	EXISTING ELEVATOR SHAFT
[Symbol]	PROPOSED ESCALATOR SHAFT
[Symbol]	EXISTING ESCALATOR SHAFT
[Symbol]	PROPOSED STAIRWELL ENCLOSURE
[Symbol]	EXISTING STAIRWELL ENCLOSURE
[Symbol]	PROPOSED ELEVATOR ENCLOSURE
[Symbol]	EXISTING ELEVATOR ENCLOSURE
[Symbol]	PROPOSED ESCALATOR ENCLOSURE
[Symbol]	EXISTING ESCALATOR ENCLOSURE
[Symbol]	PROPOSED STAIRWELL ENCLOSURE
[Symbol]	EXISTING STAIRWELL ENCLOSURE
[Symbol]	PROPOSED ELEVATOR ENCLOSURE
[Symbol]	EXISTING ELEVATOR ENCLOSURE
[Symbol]	PROPOSED ESCALATOR ENCLOSURE
[Symbol]	EXISTING ESCALATOR ENCLOSURE

TOTAL TRACT AREA = 100,000 SQ. FT. (2.28 ACRES)  
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TABLE 2: SUMMARY OF PROPOSED DEVELOPMENT

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
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6	LANDSCAPING	5,000	0.11
7	TOTAL	55,000	1.25

TOTAL TRACT AREA = 100,000 SQ. FT. (2.28 ACRES)  
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TABLE 3: SUMMARY OF PROPOSED DEVELOPMENT

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4	ROADS	10,000	0.23
5	UTILITIES	5,000	0.11
6	LANDSCAPING	5,000	0.11
7	TOTAL	55,000	1.25

PROPOSED DEVELOPMENT PLAN  
1. THE PROPOSED DEVELOPMENT IS LOCATED ON THE LOT 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE ZONING REGULATIONS OF THE TOWNSHIP OF WILLIAMSTOWN, NEW JERSEY, AND THE ZONING REGULATIONS OF THE COUNTY OF MERCER, NEW JERSEY.

3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE ENVIRONMENTAL IMPACT STATEMENT OF THE TOWNSHIP OF WILLIAMSTOWN, NEW JERSEY, AND THE ENVIRONMENTAL IMPACT STATEMENT OF THE COUNTY OF MERCER, NEW JERSEY.

4. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE HISTORIC PRESERVATION ACT OF 1966, AS AMENDED, AND THE NATIONAL HISTORIC PRESERVATION ACT OF 1966, AS AMENDED.

5. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE NATIONAL ENVIRONMENTAL POLICY ACT OF 1969, AS AMENDED, AND THE NATIONAL ENVIRONMENTAL POLICY ACT OF 1969, AS AMENDED.

6. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE CLEAN WATER ACT OF 1972, AS AMENDED, AND THE CLEAN WATER ACT OF 1972, AS AMENDED.

7. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE CLEAN AIR ACT OF 1970, AS AMENDED, AND THE CLEAN AIR ACT OF 1970, AS AMENDED.

8. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE RESOURCE CONSERVATION AND RECOVERY ACT OF 1976, AS AMENDED, AND THE RESOURCE CONSERVATION AND RECOVERY ACT OF 1976, AS AMENDED.

9. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FEDERAL WATER POLLUTION CONTROL ACT OF 1972, AS AMENDED, AND THE FEDERAL WATER POLLUTION CONTROL ACT OF 1972, AS AMENDED.

10. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FEDERAL AIR POLLUTION CONTROL ACT OF 1970, AS AMENDED, AND THE FEDERAL AIR POLLUTION CONTROL ACT OF 1970, AS AMENDED.

11. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FEDERAL SOIL CONSERVATION ACT OF 1935, AS AMENDED, AND THE FEDERAL SOIL CONSERVATION ACT OF 1935, AS AMENDED.

12. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FEDERAL LAND MANAGEMENT AND RECREATION ACT OF 1966, AS AMENDED, AND THE FEDERAL LAND MANAGEMENT AND RECREATION ACT OF 1966, AS AMENDED.

13. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED, AND THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED.

14. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED, AND THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED.

15. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED, AND THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED.

16. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED, AND THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED.

17. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED, AND THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED.

18. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED, AND THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED.

19. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED, AND THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED.

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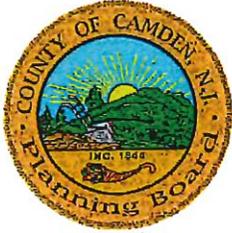
21. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED, AND THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED.

22. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED, AND THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED.

23. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED, AND THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED.

24. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED, AND THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED.

25. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED, AND THE FEDERAL WILDFIRE MANAGEMENT ACT OF 1992, AS AMENDED.



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

**COUNTY PLAN:  
MJ-36-2-19**

Pilgrims Woods  
**PROJECT NAME**

Winslow Township  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

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

\_\_\_\_\_

PRELIMINARY PLAN

BLOCK: 5902

\_\_\_\_\_

OTHER

LOT (s): 10

**NAME:** Glouco Approvals Group, LLC (c/o Ralph Ford)

**ADDRESS:** 216 Cooper Road

**CITY:** West Berlin **STATE:** NJ **ZIP:** 08091

**SITE ABUTS COUNTY HIGHWAY:** Blue Anchor Road (CR 720)

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

**GENERAL**

The application for Preliminary and Final Major Site Plan for "Pilgrims Woods" has been reviewed. The Applicant is proposing a Major Subdivision of Lot 10 within Block 5902. The existing lot is vacant wooded lot encompassing 15.28 acres. The applicant is proposing to subdivide this lot into 13 total lots, with 12 dedicated residential lots. The lot fronts Blue Anchor Road, County Route 720 to the north and Arcadian Drive (Formerly Oak Drive) to the east. The development includes a single site access intersecting Blue Anchor Road. The proposed site access will be stop-controlled with two-way ingress/egress. There are no turning movement restrictions for the site access. The proposed site access is positioned opposite an existing residential driveway (10 Blue Anchor Road).

The engineer is proposing both structural and non-structural BMPs to address water quality, quantity and groundwater recharge. The non-structural BMPs consist of impervious disconnects and wooded buffer zones. The primary SWM BMP consists of an infiltration basin.

**The following documents have been reviewed:**

1. Preliminary and Final Major Subdivision entitled "Pilgrims Woods", Site Layout Plan, Sheet 4 of 13, prepared by Michael E. Avila, PE, Avila Engineering, LLC; originally dated 08/31/18 and revised 03/11/19.
2. Preliminary and Final Major Subdivision entitled "Pilgrims Woods", Roadway Improvement Plan, Sheet 11 of 13, prepared by Michael E. Avila, PE, Avila Engineering, LLC; originally dated 08/31/18 and revised 03/11/19.
3. Preliminary and Final Major Subdivision entitled "Pilgrims Woods", Grading and Drainage Plan, Sheet 5 of 13, prepared by Michael E. Avila, PE, Avila Engineering, LLC; originally dated 08/31/18 and revised 03/11/19.
4. Site plan entitled "Pilgrim's Woods Preliminary and Final Major Subdivision", prepared by Avila Engineering; dated 08/31/2018.
5. Stormwater Management Report for "Pilgrim's Woods (Formerly Blue Anchor Estates) Block 5902, Lot 10 Blue Anchor Road (CR #720) Winslow Township Camden County, New Jersey", prepared by Avila Engineering; dated 01/10/2019 and revised 03/11/2019.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that New Brooklyn- Blue Anchor Rd (CR 720) has a proposed right-of-way of 60 feet, with an existing right-of-way of 49.50 feet. The applicant is required to provide additional right-of-way through a roadway easement to widen New Brooklyn- Blue Anchor Rd (CR 720) 10.25ft from the centerline along the applicant's frontage. The following is noted:
  - a. The site plan should be revised to indicate the roadway easement dedicated to Camden County.
  - b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
  - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.

**STORMWATER MANAGEMENT NJAC 7:8**

1. The proposed improvements ultimately disturb one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. The proposed improvements meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are required.
2. 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. A stormwater management basin has been provided meeting the requirements of NJAC 7:8, Stormwater requirements for water

quantity, water quality, and recharge. The applicant's engineer should provide additional documentation certifying the following:

- a. The final design meets the hydraulic impact requirements of NJAC 7:8-5.4(a)2iv
  - b. The storm water system is in total conformance with the NJAC 7:8.
3. Our office does concur that the applicant is required to meet the recharge requirements under NJAC 7:8 since the proposed development meets the definition of "major development".
4. The following comments are provided regarding the calculations, SWM Report and Plans:
- a. Drainage Area (DA) 3 in the existing conditions map shows two Time-of-Concentration (Tc) Paths which would indicate two separate sub-areas and points of analysis (POA). Please revise accordingly.
  - b. Existing conditions routing results for DA-3 and DA-4 do not match summary Table 1 in Section 3.01 of the report. Please revise accordingly.
  - c. Revise weir elevation for Post Berm 3B in routing analysis to match plan elevation.
  - d. Revise weir elevation grade on Post DA Map for Berm 4B.
  - e. Show Tc path and POA location on Post DA Map for DA 5.
  - f. With regards to the post construction routing analysis for the proposed infiltration basin, the HDPE pipe slopes in the HydroCAD computations do not match the slopes labeled in the plans. Please revise accordingly.
  - g. With regards to the sediment forebay outlet structure routing in HydroCAD, the 24" HDPE pipe culvert should be selected as the "primary" outfall. The 6" low flow orifice and the 42"x54" grate(riser) should be modeled as "Device #1" for both as they are controlling flows to the primary outfall. The emergency spillway (riprap weir) should be modeled as a "secondary" outfall. Please revise accordingly.
  - h. Same comment as above with applicable invert data applies to basin outlet structure modeling. Please revise accordingly.
  - i. Correct outflow data in Table 1 of Section 3.01 for basin outflow DA-6.
  - j. For the inlet and storm sewer conduit design, was the total spread evaluated for the sag locations and along the curb? Applicants engineer is requested to provide testimony regarding this item.
  - k. Add a note to the basin notes restricting construction and placement of infiltrating sand bed and final conversion of the permanent BMP until all contributing drainage boundaries have been vegetatively stabilized.
  - l. Temporary ponding water surface in basin for the 10 Year Storm (and higher storms) exceeds 3' in maximum depth. Please coordinate with County for the assistance on meeting this requirement. (basin embankment for grading change from 4:1 to 3:1 slope.)
  - m. Please provide any details on the downstream conveyance at POA DA-6 where the site discharges to Arcadian Drive. Will discharge flows have positive conveyance or will the discharge flows pond in this vicinity?

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 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.

#### **SITE ACCESS & ROADWAY IMPROVEMENT PLAN**

1. The Roadway Improvement Plan, Sheet 11 of 13, dimensions a 75-foot long and 9-foot wide acceleration and deceleration lane. Applicant has designed the requested acceleration and deceleration lanes per County Standard Detail No. 22, Bypass Area.
2. Applicant shall revise design to provide the Minimum 12-foot lane width per County Standard Acceleration and Deceleration Lanes Detail No. 13; or receive concurrence from the County the bypass area design is adequate to support proposed traffic operations at the site access.
3. Applicant shall dimension proposed lane widths and shoulder widths.
4. Applicant shall detail proposed signing and striping at the site access on Sheet 4 of 13, Site Plan Layout per the applicable County Standard Details.
5. Applicant shall include Standard Pavement Marking Legend, County Standard Detail No. 10, as part of the revised plans.

#### **ADMINISTRATIVE**

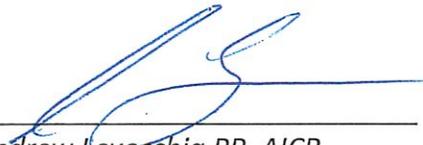
1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
2. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.
3. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant.
4. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
5. 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.

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

### OUTSIDE AGENCY APPROVALS

1. Applicant is responsible for all environmental permits required.
2. Applicant is responsible for obtaining all Pinelands Commission permits and approvals.

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

4/15/2019  
DATE



Cc: Applicant: Glouco Approvals Group, LLC Fax: N/A, Email: [rcfplanland@gmail.com](mailto:rcfplanland@gmail.com)  
Owner: Pinedge Associates, LLC Fax: N/A, Email: [Bookkeeping230@gmail.com](mailto:Bookkeeping230@gmail.com)  
Applicant Attorney: Michael J. Ward, Esq., Fax: N/A Email: [mickwardlaw@comcast.net](mailto:mickwardlaw@comcast.net)  
Applicant Engineer: Michael E. Avila, Avila Engineering, Fax: N/A E-Mail: [mavila@avila-eng.com](mailto:mavila@avila-eng.com)  
Municipal Planning Board Secretary: Debbie Wells, Fax: N/A Email: [dwells@winslowtownship.com](mailto:dwells@winslowtownship.com)  
Municipal Review Engineer: ARH Associates, Fax: 609-567-8909 Email: N/A

# 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: Blue Anchor Estates

Project Address (if applicable) & Municipality: Blue Anchor Road- Winslow Township

Abuts County Road: Yes County Route No.: 720

### 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): 59

Existing Zoning: PR-1

Block(s): 5902

Variance(s) Required: No

Lot(s): 10

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: Glouco Approvals Group, LLC Phone: 856-768-3800 Fax: \_\_\_\_\_  
 Address: 216 Cooper Road, P.O. Box 130 Town & State: West Berlin, NJ  
 Email: rcfplanland@gmail.com Zip.: 08091

Attorney: Michael J. Ward, Esquire Phone: 856-627-3444 Fax: \_\_\_\_\_  
 Address: 118 White Horse Road West Town & State: Voorhees, NJ  
 Email: mickwardlaw@comcast.net Zip.: 08043

Engineer: Avila Engineering, LLC Phone: 856-809-2572 Fax: \_\_\_\_\_  
 Address: 228 West White Horse Pike, Suite B Town & State: Berlin, NJ  
 Email: mavila@avila-engineering.com Zip.: 08009

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

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

## Project Description & Statistics:

Short Description of Project: Applicant proposes to construct Twelve (12) single family homes along with road and site improvements, Stormwater Management will be handled by Stormwater Management Basin on a single lot to be owned and maintained by a Homeowners Association. Residential lots will be serviced by municipal water supply and on site septic disposal system.

Increase in Impervious Coverage?:  YES / NO      Total Increase or Decrease: increase of 2.28 acres of impervious  
 Total Amount of Land Disturbed: 10.91 acres to be disturbed  
 Total Gross SF of all Buildings/ Development: 138,316 SF  
 Total New Residential Units: 12  
 Total New Jobs Created: 0

# 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? 13

Size of Existing Lot(s): 1 Acre minimum

Portion to be Subdivided: 15.3 +/- Acres

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

Title of Municipal Official: Prel + Final Major Subdivision

Authorized Municipal Signature: Deborah Wells Date: 1-16-19  
Planning Board Sec

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

Phone Number: 609-367-0700 ext 8086

## Signatures Required:

Name of Applicant: Ralph C. Ford, PLS - Project Manager

Signature of Applicant: [Signature] Date: 1-11-2019

Agent Completing Application: same as above

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 AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

## Company/ Organization Information

Name of Company/Organization: Glouco Approvals Group, LLC, A New Jersey Limited Liability Company

Is the Company a Corporation? YES  NO  LLC

If yes, what State is the Corporation incorporated in? N/A

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>Michael J. Ward, Esquire,</u>	<u>P.O. Box 368 West Berlin, N.J. 08091</u>	<u>Member</u>
<u>John Tomaski</u>	<u>P.O. Box 368, West Berlin, N.J. 08091</u>	<u>Member</u>

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

X Michael J. Ward Esquire January 10, 2019  
 Signature of Owner & Title MANAGING MEMBER Date  
MICHAEL J. WARD,

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

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>SJ Dining, Inc. (Burger King)</b>
	Plan:	SP-15-3-19
	Municipality:	Gloucester Twp.
	Applicant:	SJ Dining, Inc.
	Abuts County Route:	Blackwood Clementon Rd. Cr. 534

The Applicant proposes to construct a new 4,228 sf Burger King restaurant with two drives thru lanes and all associated improvements. The applicant is proposing a new driveway configuration that provides for full access ingress and right turn egress on to Cr. 534. The property borders two local streets and full driveway access is provided to both streets.



Blackwood Clementon Rd

Columbia Dr

Dartmouth Dr

13303  
2

**Project Name**  
*Burger King*

**Block**  
13303

**Lot**  
2

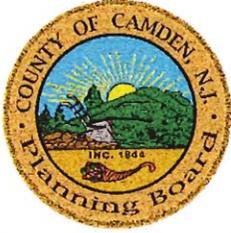
**Town**  
Gloucester Twp



0 20 40 80  
Feet

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





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

**COUNTY PLAN:  
SP-15-3-19**

Burger King

**PROJECT NAME**

Gloucester Twp.

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

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

\_\_\_\_\_

PRELIMINARY PLAN

BLOCK: 13303

\_\_\_\_\_

OTHER

LOT (s): 2

**NAME:** S.J. Dining, Inc. (Burger King)

**ADDRESS:** 1780 Swede Road

**CITY:** Blue Bell    **STATE:** PA    **ZIP:** 19422

**SITE ABUTS COUNTY HIGHWAY:** CR. 534 Blackwood Clementon Rd.

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

**GENERAL**

The Applicant proposes to construct a new 4,228 sf Burger King restaurant with two drives thru lanes and all associated improvements. The applicant is proposing a new driveway configuration that provides for full access ingress and right turn egress on to Cr. 534. The property borders two local streets and full driveway access is provided to both streets.

**The following documents have been reviewed:**

1. Site plan titled Family Dining, Inc. prepared by Bohler Engineering; dated 02/12/2019
2. Stormwater Management Report for South Jersey Dining, Inc. prepared by Bohler Engineering; dated March 2019
3. Traffic Impact Analysis for South Jersey Dining, prepared by Atlantic Traffic and Design, March 13 2019.
4. Land Title Survey for Family Dining prepared by Control Point Associates, March 2019

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that County Rd. (CR 534) has a proposed right-of-way of 74 feet, with an existing right-of-way of 74 feet. The applicant is not required to provide additional right-of-way.

**SITE PLAN**

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

2. Site Plans Must Conform with the Following Standards:

3.3.1.9 Spacing of New Driveways.

The applicant requires a **Technical Waiver** from this requirement as the County Standard states that "no portion of a driveway shall be located within 10' of a side property line". The applicant's driveway is 9.7' from the adjacent property line.

3.3.1.10 Access Geometry and Driveway Intersection Design

The applicant is proposing a new driveway providing full access ingress and right turn only egress at the County Rd. The driveway will be separated by a mountable traffic island. The proposed mountable traffic island does not allow for WB-62 size trucks to clearly access the site without traversing the mountable island. The following should be addressed:

1. The applicants traffic engineer should be prepared to discuss the use of delivery trucks to the site, and how trucks will safely enter the site driveway.
2. The applicant shall provide a specific detail of the proposed mountable island showing a transition to 6 inches of curb height to prevent left turns onto Blackwood Clementon Road CR 534, along with the handicap accessible route across the island.
3. The applicant should consider relocating the driveway to better provide for delivery truck access.
4. An updated truck turning template is needed to ensure safe ingress of trucks making deliveries into and out of the site.

3.3.1.10.E Driveway and Apron Material. The Site Plan, Sheet C-03 should be revised to provide a concrete driveway apron.

## UTILITIES

1. The applicant is proposing wet tap connection approximately twelve feet (12') into Blackwood Clementon Road CR 534. The plan Sheet C-05, should note that the surface pavement restoration will extend to the nearest longitudinal asphalt joint and the roadway surface restriped as necessary.
2. The gas utility company (PSEG) may be opening the County roadway to replace the existing gas main. If the gas and water trench are within thirty feet (30') of each other, the roadway surface shall be restored within one unified pavement restoration area.

## STORMWATER MANAGEMENT NJAC 7:8

1. The applicant is not increasing the impervious coverage on the site or the applicant is decreasing the impervious coverage by 0.12 acres and does not meet the definition of major development under the stormwater regulations. Stormwater improvements as required under NJAC 7:8 are not required.
2. The applicant shall provide evidence that they have met all of the stormwater requirements outlined in the Gloucester Twp. Planning Board review letter.
3. In accordance with Section 3.5.2.1.A, all storm sewer inlets adjacent to properties under development or impacted by development must meet stormwater permit requirements with bicycle safe inlet grates and Type N eco piece. The plans should be revised to show the Type E inlet at the existing driveway will be modified to a Type " inlet with the bicycle safe grate and type N eco curb piece.



## DETAILS

1. All construction or reconstruction within the County right-of-way is to be at County standards, and NJDOT handicap accessible design standards.
2. 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.
3. The mountable curb detail on Sheet C-11 should be revised to have a total height of six inches (6").

## ADMINISTRATIVE

1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
2. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.
3. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant.
4. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
5. 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.

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

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

6/17/29

DATE



Cc: Applicant: SJ Dining, Inc. - [Greg@usrinc.com](mailto:Greg@usrinc.com)  
Applicant Attorney: Damien O. Del Duca, Esq - [dod@delducalewis.com](mailto:dod@delducalewis.com)  
Applicant Engineer: Ahmad Tamous, PE - [atamous@bohlereng.com](mailto:atamous@bohlereng.com)  
Municipal Planning Board Secretary: Ken Lechner PP/AICP - [klechner@glotwp.com](mailto:klechner@glotwp.com)  
Municipal Review Engineer: James Mellett, PE – fax 856-767-8272 [jmellett@chuchillengineers.com](mailto:jmellett@chuchillengineers.com)



# CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

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

### Camden County Planning Board

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

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

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

**(PLEASE TYPE OR PRINT LEGIBLY)**

### Project Information:

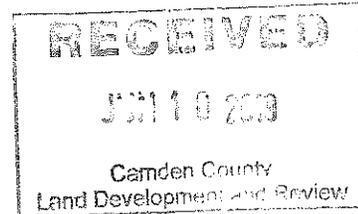
Project Name: S.J. Dining, Inc. (Burger King)

Project Address (if applicable) & Municipality: 1370 Blackwood-Clementon Road, Gloucester Township

Abuts County Road: Blackwood-Clementon Road County Route No.: 534

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

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



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

- Resubmission of Major Subdivision

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

### Tax Map Data:

Plate(s): \_\_\_\_\_

Existing Zoning: Highway Commercial

Block(s): 13303

Variance(s) Required: Conditional Use

Lot(s): 2

Bulk Variances

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

SP-15-3-19

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: S.J. Dining, Inc. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Address: 1780 Swede Road Town & State: Blue Bell, PA  
 Email: Greg@usrinc.com Zip.: 19422

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

Engineer: Ahmad Tamous, PE Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Address: 10000 Midatlantic Dr. Suite 410W Town & State: Mt. Laurel, NJ  
 Email: atamous@bohlereng.com Zip.: 08054

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

- | Residential                                    | Commercial  | Industrial                                     |
|--|---|--|
| <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 checked="" type="radio"/> Restaurant/ Food Establishment | <input type="radio"/> Storage/ Warehouse       |
| <input type="radio"/> Apartments               | <input type="radio"/> Hospitality/ Hotel Space                  | <input type="radio"/> Distribution Center      |
| <input type="radio"/> Condominiums             | <input type="radio"/> Medical Use                               | <input type="radio"/> Manufacturing            |
| <input type="radio"/> Medical Care Residential | <input type="radio"/> Sports or Entertainment                   | <input type="radio"/> Other: _____             |

## Project Description & Statistics:

Short Description of Project: Proposed 4,228 sf Burger King restaurant with two drive thru lanes and associated improvements

RECEIVED

APR 11 2019

Camden County  
Land Development & Review

Increase in Impervious Coverage?: YES /  NO Total Increase or Decrease: 9.2% or 5,229 sf decrease

Total Amount of Land Disturbed: +/- 1.35 acres

Total Gross SF of all Buildings/ Development: 4,228 sf

Total New Residential Units: N/A

Total New Jobs Created: +/- 10 jobs

SP-15-3-19

# CAMDEN COUNTY PLANNING BOARD APPLICATION

## Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

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

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

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

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

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

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

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

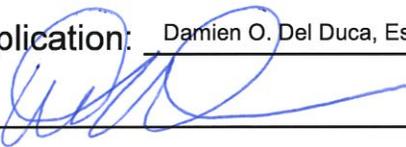
Phone Number: \_\_\_\_\_

## Signatures Required:

Name of Applicant: S.J. Dining, Inc.

Signature of Applicant:  \_\_\_\_\_ Date: 6/5/19

Agent Completing Application: Damien O. Del Duca, Esquire, Authorized Agent for Applicant

Signature of Agent:  \_\_\_\_\_ Date: 6/5/19

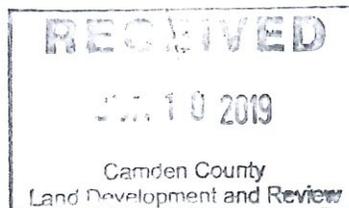
### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-15-3-19

### Stamp Date Received Below



## OWNERSHIP DISCLOSURE STATEMENT

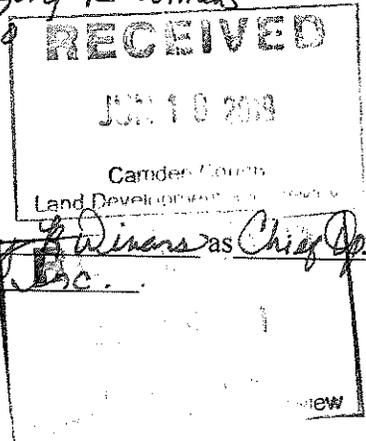
S.J. Dining, Inc.  
 1780 Swede Road  
 Blue Bell, PA 19422

Listed below are the names and addresses of all owners of 10% or more of the stock/interest\* in the above-referenced corporation, partnership, limited liability company (LLC) or limited liability partnership (LLP):

	NAME	ADDRESS
1	Vernon W. Hill	1780 Swede Road Blue Bell PA 19422
2	Steven M. Lewis	1780 Swede Road Blue Bell PA 19422
3		
4		
5		
6		
7		
8		
9		
10		

\*If a corporation, limited liability company or partnership owns 10% or more of the stock or interest of the applicant entity, that entity shall list the names and addresses of its stockholders, members or partners owning 10% or more of that entity, and this requirement shall be followed until the names and addresses of the individual stockholders, members or partners, owning 10% or more of the entity or entities have been listed.

*[Signature]* 3/13/2019  
 Name: Gregory R. Winans  
 Title: COO



State of *Pennsylvania*  
 County of *Montgomery*

This record was acknowledged before me on *March 13, 2019* by *Gregory R. Winans* as *Chief Operating Officer* who represent that he is authorized to act on behalf of *S.J. Dining, Inc.*

*Sara Boniface*  
 COMMONWEALTH OF PENNSYLVANIA  
 NOTARIAL SEAL  
 Sara Boniface, Notary Public  
 Whitpain Twp., Montgomery County  
 My Commission Expires March 9, 2020  
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SP-15-3-9

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>315 West Branch Avenue, LLC</b>
	Plan:	SP-28-1-19
	Municipality:	Pine Hill
	Applicant:	315 West Branch Avenue, LLC
	Abuts County Route:	West Branch Ave. Cr. 687

The applicant proposes to clear the vacant site and construct a self-storage facility. This facility would include thirteen (13) buildings totaling 74,000 square feet, including 1,100 square feet of office space. The proposal also includes two (2) access driveways, a parking lot with ten (10) parking stalls, and two (2) stormwater management basins. The northern driveway is the primary access to the office, the main parking area and the main gate. The southern driveway is apparently designated as an emergency access and is restricted via an automatic gate.



**Project Name**  
315 Branch Ave

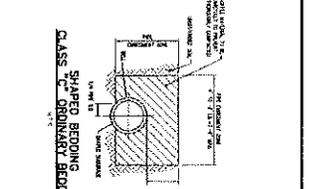
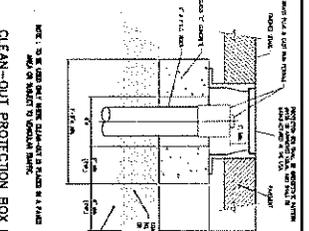
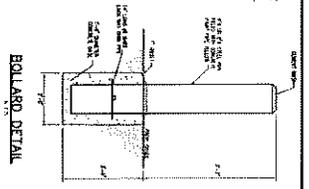
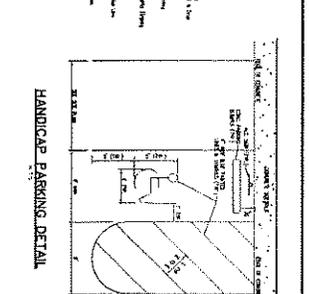
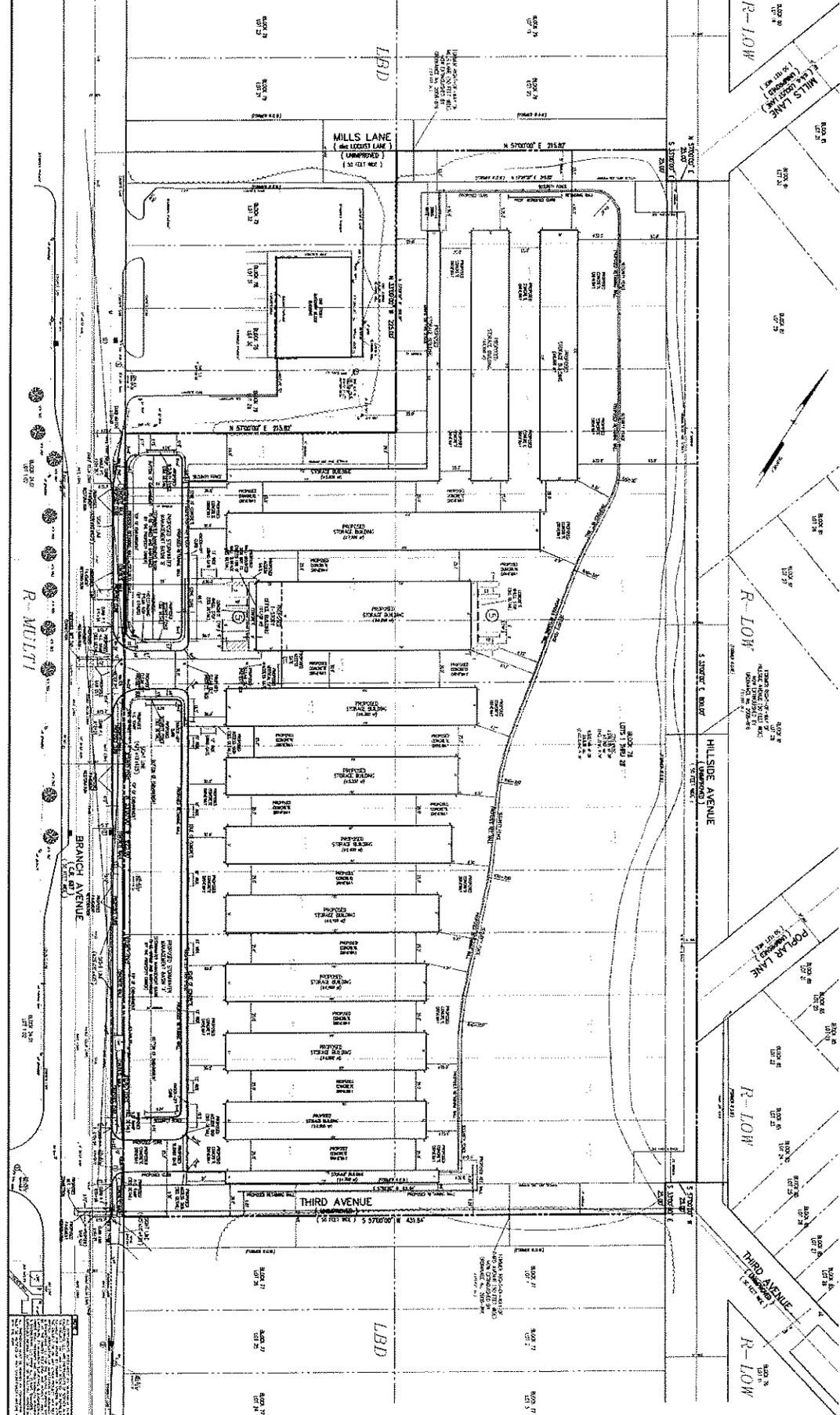
**Block**  
78

**Lot**  
1-28

**Town**  
Pine Hill

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





- GENERAL CONSTRUCTION NOTES:**
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
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  20. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.

**MONARCH**  
 ARCHITECTURAL & ENGINEERING  
 1211 WEST 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 PHONE: (303) 733-1111  
 FAX: (303) 733-1112  
 WWW.MONARCHARCHITECTS.COM

LOTS 1 thru 28 • BLOCK 78 • PLATE 11  
 BRANCH AVENUE (CR 687)  
 SUBDIVISION OF BRANCH AVENUE  
**PRELIMINARY / FINAL MAJOR SITE PLAN**  
 315 WEST BRANCH AVENUE, LLC  
 412 CHAMBERLAIN AVENUE  
 DENVER, CO 80231  
 303.733.1111 WWW.BRANCHAVENUE.COM

**BRUCE R. MCKENNA**  
 PROFESSIONAL ENGINEER, No. 4, L.C. No. 42262  
 PROFESSIONAL LAND SURVEYOR, No. 1, L.C. No. 4791

SCALE: 1" = 10'-0"  
 SHEET NO. 208030B  
 DRAWN BY: 1187  
 DATE: 02/20/04  
 CHECKED: [Signature]  
**SITE**



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

**COUNTY PLAN:  
SP-28-1-19**

315 West Branch Avenue, LLC  
**PROJECT NAME**

Pine Hill Borough  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

PLATE: 11

\_\_\_\_\_

PRELIMINARY PLAN

BLOCK: 78

\_\_\_\_\_

OTHER

LOT (s): 1 through 28

**NAME:** 315 West Branch Avenue, LLC

**ADDRESS:** 315 West Branch Avenue

**CITY:** Pine Hill Borough **STATE:** NJ **ZIP:** 08021

**SITE ABUTS COUNTY HIGHWAY:** West Branch Avenue (CR 687)

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

**GENERAL**

The applicant proposes to clear the vacant site and construct a self-storage facility. This facility would include thirteen (13) buildings totaling 74,000 square feet, including 1,100 square feet of office space. The proposal also includes two (2) access driveways, a parking lot with ten (10) parking stalls, and two (2) stormwater management basins. The northern driveway is the primary access to the office, the main parking area and access into the gated facility. The southern driveway is secondary access into the gated storage facility via an automatic gate.

**The following documents have been reviewed:**

1. Plan entitled "Topographic Survey Plan, Lots 1 thru 28 \* Block 78 \* Plate 11 Branch Avenue (CR 687)", prepared by Monarch Engineering, dated May 11, 2018 and revised through April 5, 2019.
2. Site plans entitled "Preliminary / Final Major Site plan, Lots 1 thru 28 \* Block 78 \* Plate 11 Branch Avenue (CR 687)", prepared by Monarch Engineering, dated May 11, 2018 and revised through April 5, 2019.
3. Report entitled "Stormwater Management Report, 315 Branch Avenue, LLC", prepared by Monarch Engineering, dated September 7, 2018 and revised through April 12, 2019.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Branch Avenue (CR 687) has a proposed right-of-way of 50 feet and an existing right-of-way of 50 feet. Therefore, no additional right-of-way is required.

**SITE PLAN**

1. The applicant is proposing to replace the existing bituminous curb along Branch Avenue with concrete curb. Sidewalk is also proposed along the property frontage.
2. The applicant should provide separate County roadway improvement plans for all improvements within the County right of way.
  - a. The County road improvement plans should be at a scale that is legible. Existing and proposed elevations and contours intervals should be provided at a larger scale than on Sheet 4 of 13.
  - b. Roadway profile at the centerline and proposed curb gutter line should be provided.
  - c. Monolithic curb and gutter is required if gutter slopes are less than 0.5%.
  - d. A line striping plan should be provided.
3. The grading should be revised to extend the sidewalk to the southern property line. Five (5) foot wide curb may be constructed adjacent to the curb.
4. In accordance with 3.3.18, the driveways shall provide adequate sight distance along the County roads, in accordance with AASHTO standards. Sight triangles are indicated on the plans and appear to meet County and AASHTO standards. Since the sight triangles appear to be located within the County right-of-way, no sight triangle easements are required.
  - a. However, the plans appear to indicate the bus shelter is located within the sight triangle for the northern access driveway. The plans should be revised to clearly show the bus shelter structure identified separately from concrete sidewalk (See photo)



- b. The proposed sidewalk should be shown to connect to the existing sidewalk at the bus shelter.

5. Site Plans Must Conform with the Following Standards:

3.3.1.9 Spacing of New Driveways

Where more than one two-way driveway is permitted, the required spacing between the closest portion of the driveways corner radii is 400'. The spacing between the proposed driveway corner radii noted in site plans is 330 feet. A waiver from Section 3.3.1.9 is required.

3.3.1.10.B Profile of a Driveway Approach to a County Road

The maximum grade of a driveway approach to a county road is 3% for a minimum distance of 25' from the edge of pavement of the intersecting county road. Based on site design constraints identified by the applicant's design professional and accepted by the County Engineer, the maximum grade of the driveway approach may be exceeded. However, in no instance shall a driveway approach grade to a road be more than 7%. Additionally, the maximum grade differential between the slope of the new driveway and the cross slope of the County road shall not be more than 8%. The proposed grade of the northern, primary driveway is approximately 8% within 25 ft of Branch Avenue and the cross slope of Branch Avenue at this point is over 4%. The design should be revised to meet County standards for the driveway profile.

3.3.1.10.D Corner Radii / Curb Return Radii / Driveway Aprons

The curb return radii for two-lane driveways must be a minimum of 15 feet. The curb radii along the southern, emergency access driveway access are each 10 feet. The site plans should be revised to provide a minimum curb radius of 15 feet along both sides the southern driveway.

3.3.1.10.E Driveway and Apron Material

Depressed curb is not proposed along the proposed site driveways. The site plans should be revised to indicate depressed curbing at each proposed driveway.

3.3.1.10.G Stop Sign and Stop Bar

In accordance with 3.3.1.10.G, stop bars are required at each driveway approach to a County road. The site plans should be revised to include stop bars at each driveway.

## TRAFFIC

1. No information was provided regarding the traffic impact of the proposed development. However, based on the proposed land use, the amount of site-generated traffic is not expected to be significant.

## UTILITIES

1. The applicant is proposing a wet tap water connection at the proposed northern driveway entrance. The Utility plan, Sheet 6 should be revised to extend the surface pavement restoration for the utility trench to the western curb line.

2. The applicant is proposing a wet tap water connection at the proposed southern driveway entrance. The Utility plan, Sheet 6 should be revised to extend the surface pavement restoration for the utility trench to the next western asphalt joint, approximately 36 feet in length across roadway.
3. The applicant is proposing to install the stormwater basin overflow pipe from Basin B to the existing County stormwater system in Branch Avenue (CR 687) with a doghouse manhole. The Utility Plan, Sheet 6, should be revised to show the surface pavement restoration for the proposed storm drain trench extending from the proposed curb to the asphalt joint in the center of the roadway, 18 feet from the curb.
4. The applicant is proposing to construct 202 linear feet of 24" diameter RCP pipe longitudinally along branch Avenue. The Utility Plan, Sheet 6, should be revised to show the surface mill and pavement restoration for the proposed 24" RCP storm drain extending from the curb to the centerline of the roadway for the 202 feet.
5. The utility plan, Sheet 6, shows a 12" trench across the main entrance drive. The plans should be revised to show the improvement proposed at this location.

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

1. The proposed improvements disturb more than one acre (43,560 SF) of land and increase impervious surface by over one-quarter acre (10,890 SF). Therefore, the proposed improvements meet the definition of "major development" under NJAC 7:8 and stormwater improvements must meet NJAC 7:8 requirements for water quality, water quantity and recharge. Based on the stormwater management report, these requirements appear to be met.
2. As indicated on the plans, the design of the northern stormwater management basin (Basin B) includes a retaining wall immediately adjacent to the proposed sidewalk and Branch Avenue (CR 687). At the maximum water surface elevation, the wall would be required to support approximately 6' feet of stormwater above the adjacent sidewalk and roadway. Failure of the embankment and wall would inundate these facilities.
  - a. Based on the impounded water height above the base of the wall, the applicant's engineer should also confirm if the basin embankment and wall are subject to the New Jersey Dam Safety Standards (NJAC 7:20).
  - b. The proposed retaining wall may be located within the clear zone of Branch Avenue (CR 687). The applicant should provide clear zone calculations per NJDOT standards and any protection required for the proposed retaining wall.
  - c. Supporting calculations must be provided to demonstrate that the design of the retaining wall is adequate to support the retained stormwater at its maximum water surface elevation, signed by a professional engineer licensed in the State of New Jersey.
  - d. It is recommended that the stormwater design be modified to eliminate the proposed wall above the existing ground elevation for stormwater basin B.

3. Additional information is required for evaluation of the proposed stormwater management system:
  - a. The cross sections perpendicular to Branch Avenue must be provided for Basin A and Basin B.
  - b. Enlarged grading plans should be provided for both basins clearly showing the tie in for grades to the existing roadway.
  - c. The locations of each soil borings and found seasonal high water table for each soil boring should be provided on the storm sewer profile on Sheet 10.
4. A stormwater management facility maintenance plan must be provided to the applicant in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8, in order to ensure that the stormwater system can be maintained in perpetuity. The stormwater management facility maintenance plan must address the inspection and maintenance of the embankments and retaining walls that support the stormwater basins.
5. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.

## **DETAILS**

1. All construction or reconstruction within the County right-of-way is to meet County standards and Federal ADA standards.
2. The curb ramps in the Camden County right-of-way must meet the standards of the Proposed Guidelines for Pedestrian Facilities in the Public Right-of-way (PROWAG) dated July 26, 2011.
3. The following County standard details are required for improvements in the County right-of-way:
  1. Standard Depressed Concrete Curb (Detail 3)
  2. Standard Concrete Driveway and Concrete Apron (Detail 6)
  3. Standard Bituminous Driveway Apron, Type 1 (Detail 7)

## **ADMINISTRATIVE**

1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
2. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.

3. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant.
4. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
5. 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.

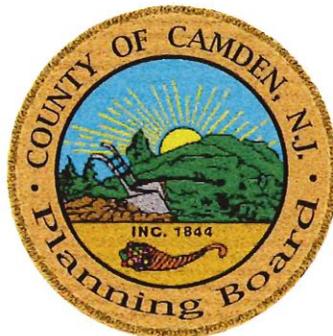
The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or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

#### **OUTSIDE AGENCY APPROVALS**

1. Applicant is responsible for all environmental permits required.

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

6/17/19  
\_\_\_\_\_  
DATE



Cc: Applicant: mudslinger800@gmail.com  
Applicant Attorney: kris@facendalaw.com  
Applicant Engineer: (856)582-8204, info@monarcheng.com  
Municipal Planning Board Secretary: lgallagherjr@pinehillboronj.com  
Municipal Review Engineer: (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: 315 West Branch Avenue, LLC

Project Address (if applicable) & Municipality: 315 West Branch Avenue, Pine Hill Borough

Abuts County Road: West Branch Avenue County Route No.: No. 687

### 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.: SP-28-7-08 Date Originally Approved: Sept 2008

- Resubmission of Major Subdivision

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



### Tax Map Data:

Plate(s): 11

Existing Zoning: Limited Bus. District (LBD)

Block(s): 78

Variance(s) Required: Use Variance

Lot(s): 1 thru 28

Fencing in Front Yard

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-28-1-19

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: 315 West Branch Ave., LLC Phone: (609) 423-3943 Fax: n/a  
 Address: 432 Sycamore Avenue Town & State: Egg Harbor Twp., New Jersey  
 Email: mudslinger800@gmail.com Zip.: 08234

Attorney: Kristopher J. Facenda, Esq. Phone: (609) 385-8791 Fax: n/a  
 Address: 2020 New Road, Suite 2A Town & State: Linwood, New Jersey  
 Email: kris@facendalaw.com Zip.: 08221

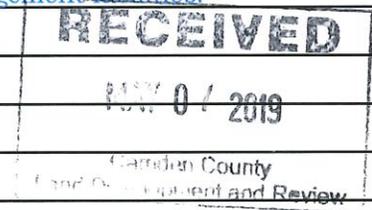
Engineer: Monarch Surv. & Eng., LLC Phone: (856) 582-8200 Fax: (856) 582-8204  
 Address: P.O. Box 177 Town & State: Pitman, New Jersey  
 Email: info@monarcheng.com Zip.: 08071

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

- | Residential                                    | Commercial   | Industrial  |
|--|--|---|
| <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 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: Major Site Plan application related to a onsite self-storage facility, and associated stormwater management facilities.



Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: ±4.73 ac.  
 Total Amount of Land Disturbed: ±5 ac.  
 Total Gross SF of all Buildings/ Development: ±74,000 sf GFA Self-Storage  
 Total New Residential Units: None  
 Total New Jobs Created: undetermined at this time

SP-28-1-19

# CAMDEN COUNTY PLANNING BOARD APPLICATION

## Subdivision Description (if applicable):

Does this application include a lot consolidation? YES  NO

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

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

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

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

Title of Municipal Official: Planning & Zoning Secretary

Authorized Municipal Signature: [Signature] Date: 4/24/19

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

Phone Number: 856-783-7400 X211

## Signatures Required:

Name of Applicant: Matthew Post MATTHEW POST

Signature of Applicant: [Signature] Date: 1/24/19

Agent Completing Application: Monarch Surveying & Eng., LLC

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

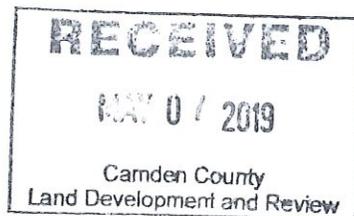
### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-28-1-19

### Stamp Date Received Below



CAMDEN COUNTY PLANNING BOARD APPLICATION  
AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: 315 West Branch Avenue, LLC

Is the Company a Corporation?  YES / NO

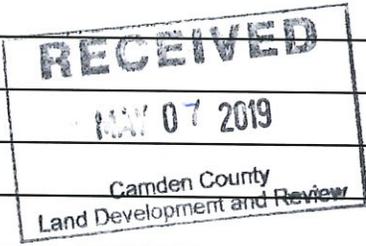
If yes, what State is the Corporation incorporated in? New Jersey

Is the Company a Partnership?  YES / NO

Is Company an Individual Owner? YES /  NO

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

Name	Address	Title
<u>Matthew Portroy</u>	<u>432 Sycamore Ave EHT</u>	<u>OWNER</u>



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

X Matthew Portroy owner  
Signature of Owner & Title

1/24/19  
Date

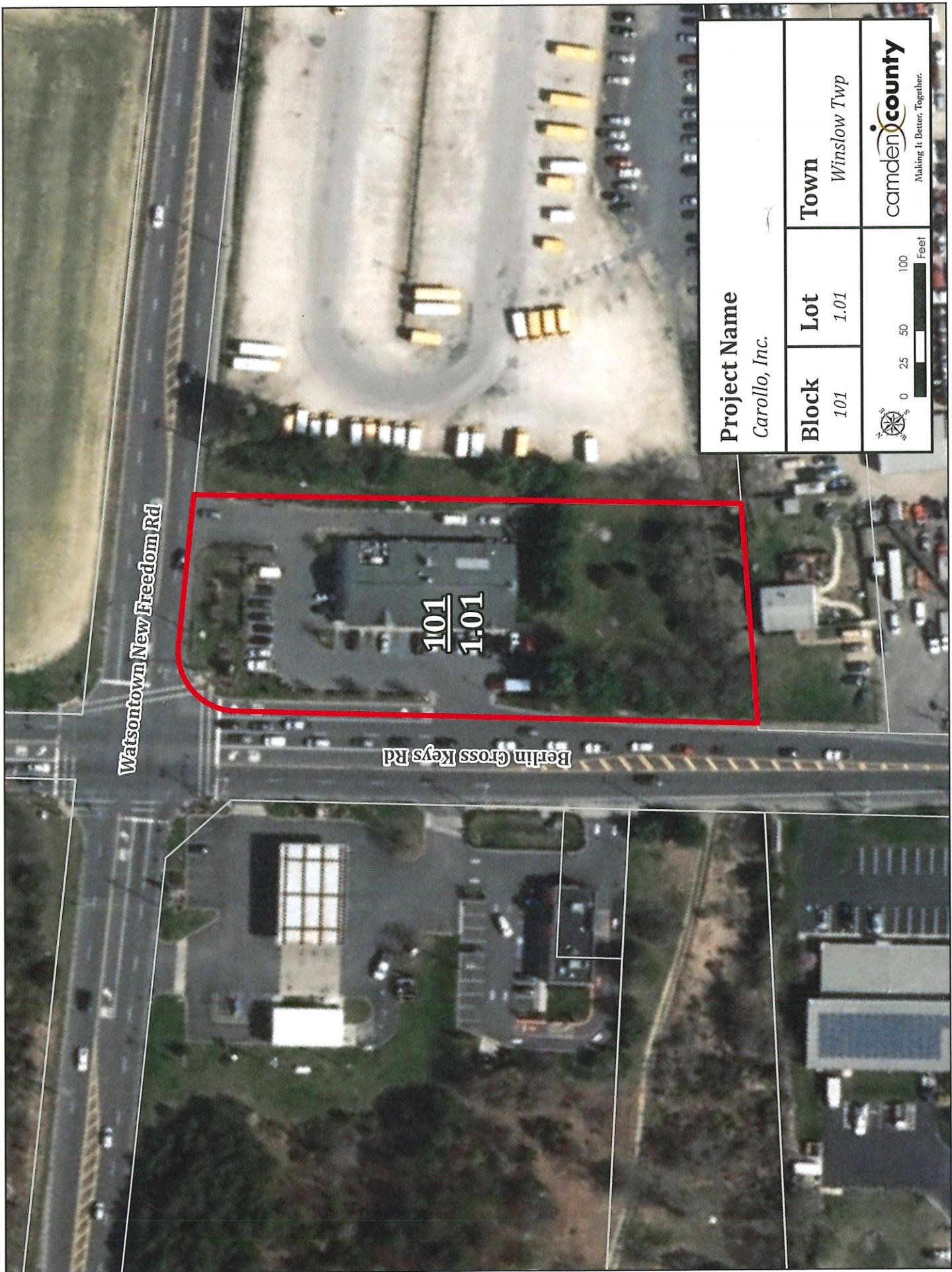
X \_\_\_\_\_  
Signature of Owner & Title

\_\_\_\_\_  
Date

SP-28-1-19

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Carollo, Inc.</b>
	Plan:	SP-36-5-19
	Municipality:	Winslow Twp.
	Applicant:	Carollo, Inc.
	Abuts County Route:	Berlin Cross Keys Rd. Cr. 689

The applicant proposes improvements to the vacant site at 100 Berlin - Cross Keys Road in Winslow Township NJ, to construct a 65-seat restaurant in the current building. The proposal also includes the expansion of the parking area around the building, changes to flow of traffic within the parking area, stormwater management basin modifications and relocation of the driveway along Berlin - Cross Keys Road (CR 689).



Watsontown New Freedom Rd

Berlin Cross Keys Rd

101  
1.01

**Project Name**

Carollo, Inc.

**Block**

101

**Lot**

1.01

**Town**

Winslow Twp



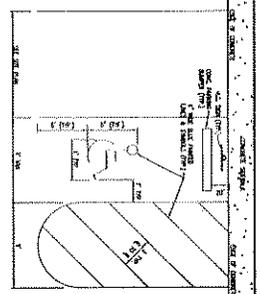
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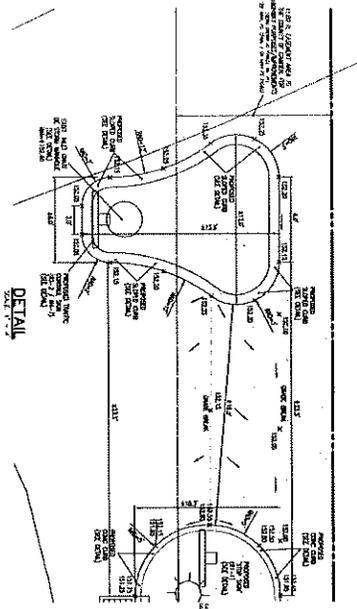
Making It Better Together.

- GENERAL CONTRIBUTION NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY OF CAMDEN.
  2. ALL SWAMPY AREAS SHALL BE IDENTIFIED BY CLASS "C" SHOWN ON THE PLANS.
  3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE PLANS.
  4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE PLANS.
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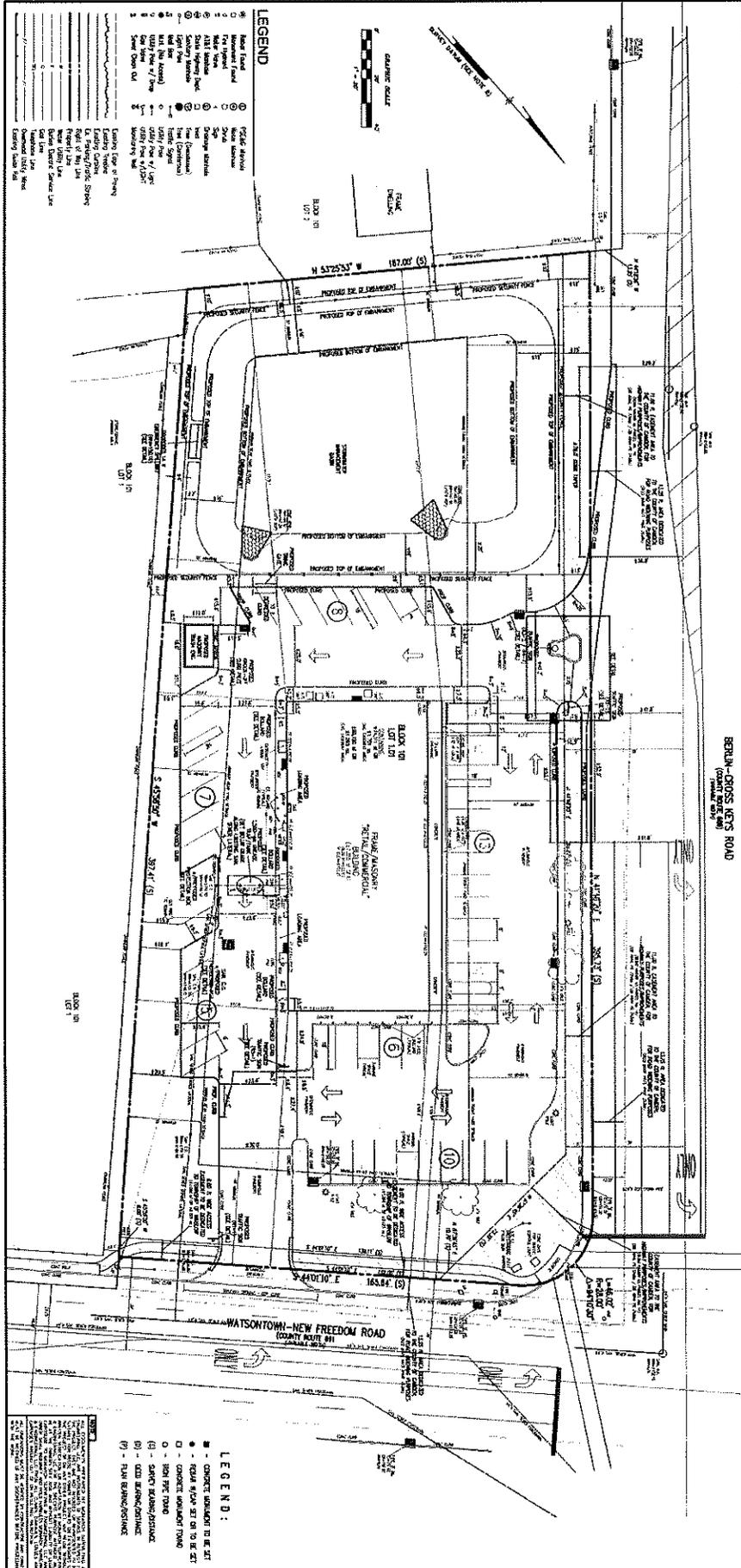


HANDICAP PARKING DETAIL



DETAIL

BOLLARD DETAIL



- LEGEND:**
- 1. Proposed Building
  - 2. Proposed Parking
  - 3. Proposed Driveway
  - 4. Proposed Sidewalk
  - 5. Proposed Utility
  - 6. Proposed Stormwater
  - 7. Proposed Landscape
  - 8. Proposed Fencing
  - 9. Proposed Signage
  - 10. Proposed Access
  - 11. Proposed Easement
  - 12. Proposed Right-of-Way
  - 13. Proposed Boundary
  - 14. Proposed Survey
  - 15. Proposed Utility
  - 16. Proposed Stormwater
  - 17. Proposed Landscape
  - 18. Proposed Fencing
  - 19. Proposed Signage
  - 20. Proposed Access
  - 21. Proposed Easement
  - 22. Proposed Right-of-Way
  - 23. Proposed Boundary
  - 24. Proposed Survey

- LEGEND:**
- 1. CONCRETE CURB/TOUR
  - 2. ASPHALT DRIVE
  - 3. ASPHALT DRIVE
  - 4. ASPHALT DRIVE
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<p>MONARCH SURVEYING &amp; ENGINEERING</p>	<p>LOT 1.01 * BLOCK 101 * PLOT 1 No. 100 BERLIN-CROSS KEYS ROAD WINSLOW TOWNSHIP, CAMDEN COUNTY, NEW JERSEY <b>AMENDED MAJOR SITE PLAN</b> CAROLLO, INC. 100 HARTWOOD DRIVE CHESALEMAR, NEW JERSEY 08027</p>	<p>SCALE: 1" = 30'</p> <p>DRAWN BY: [Name]</p> <p>DATE: 11/17/2018</p> <p>CHECKED: [Name]</p> <p>APPROVED: [Name]</p>	<p>SHEET 3 of 8</p> <p>JOB NO. 218006A</p> <p>DRAWING NO. [Number]</p> <p><b>SITE</b></p>
	<p>MONARCH SURVEYING &amp; ENGINEERING</p> <p>PTITMAN, NEW JERSEY 08071</p> <p>PH (856) 582-8200 FAX (856) 582-8204</p> <p>WWW.MONARCHSURVEYING.COM</p> <p>NU. CERT. OF AUTHORIZATION: JAS4211000</p> <p>DE. CERT. OF AUTHORIZATION: 58-000887</p>	<p><b>BRUCE R. McKENNA</b></p> <p>PROFESSIONAL ENGINEER, N.J. LIC. NO. 42280</p> <p>PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. 42582</p>	



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

**COUNTY PLAN:  
SP-36-5-19**

Carollo Inc.  
**PROJECT NAME**

Winslow Township  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

<input checked="" type="checkbox"/>	SITE PLAN	PLATE: <u>1</u>	_____
<input type="checkbox"/>	PRELIMINARY PLAN	BLOCK: <u>101</u>	
<input type="checkbox"/>	OTHER	LOT (s): <u>1.01</u>	

**NAME:** Carollo, Inc.

**ADDRESS:** 100 Berlin – Cross Keys Road

**CITY:** Winslow Township **STATE:** NJ **ZIP:** 08009

**SITE ABUTS COUNTY HIGHWAY:** Berlin – Cross Keys Road (CR 689),  
Watsonstown – New Freedom Road (CR 691)

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

**GENERAL**

The applicant proposes improvements to the vacant site at 100 Berlin - Cross Keys Road in Winslow Township NJ, to construct a 65-seat restaurant in the current building. The proposal also includes the expansion of the parking area around the building, changes to flow of traffic within the parking area, stormwater management basin modifications and relocation of the driveway along Berlin - Cross Keys Road (CR 689).

**The following documents have been reviewed:**

1. Site plans entitled "Amended Final Major Site plan LOT 1.01 \* BLOCK 101 \* PLATE 1, No.100 Berlin-Keys Road", prepared by Monarch Engineering; dated December 3, 2018 and revised April 29, 2019.
2. Stormwater Management Report for "Carollo, Inc.", prepared by Monarch Engineering; dated November 30, 2018 and revised April 19, 2019.
3. Traffic Impact Analysis for "Carollo, Inc.", prepared by Traffic Planning And Design, Inc. dated February 15, 2019.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Berlin- Cross Keys Road (CR 689) has a proposed right-of-way of 74 feet. The half width of the existing right-of-way is 38 feet as indicated on the site plans. Therefore, no additional right of way is required.
2. The Camden County Master Plan indicates that Watsonstown – New Freedom Road (CR 691) has a proposed right-of-way of 60 feet. The half width of the existing right-of-way is 38 feet as indicated on the site plans. Therefore, no additional right of way is required.
3. It is noted that a proposed access easement to the Township of Winslow is indicated on the plans adjacent to the County right-of-way to support the proposed sidewalk.

**COORDINATION WITH COUNTY PROJECT**

1. Camden County anticipates reconstruction of the roadbed to the end of the existing concrete island to be removed, approximately fifteen feet (15) to the east of the western edge of the building. The applicant should provide Camden County with the anticipated project construction schedule in order to coordinate the improvements. Any road opening permits submitted to the County permit department should also be communicated to the County Engineer.

**SITE PLAN**

1. In accordance with 3.2.1.1.D.3, the driveways shall provide adequate sight distance along the County roads, in accordance with AASHTO standards. As a minimum, driveway sight distance must meet stopping sight distance standards and preferably also meet intersection sight distance standards. The site plans shall be revised to indicate the required driveway sight distance and any required obstruction removal.
2. Sight triangle easements are required at the existing and proposed driveways. 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. The site plans are to be revised to indicate the surface treatment within the proposed traffic control island along the Berlin – Cross Keys Road (CR 689) access. Consideration should be given to using concrete driveway in accordance with County Detail 6, given the likelihood of vehicles encroaching on the island.
4. The applicant proposes sidewalk along Watsonstown – New Freedom Road (CR 691), adjacent to an existing curb ramp that does not meet ADA standards. The curb ramp shall be reconstructed to meet ADA standards including a landing adjacent to the traffic signal push button. The site plans shall be revised accordingly and appropriate details shall be included.
5. Site Plans Must Conform with the Following Standards:

3.3.1.10.D Corner Radii / Curb Return Radii / Driveway Aprons

The geometry of the proposed driveway and island along Berlin – Cross Keys Road (CR 689) does not appear to accommodate larger vehicles. The largest anticipated delivery vehicle and emergency vehicle for the site should be identified. The curb radii for the proposed driveway should be checked to ensure that the design vehicle can enter and exit the driveways without turning into oncoming traffic or encroaching on the proposed island. A truck turning exhibit should be provided and the site plans should be revised to modify the driveway geometry as needed.

3.3.1.10.E Driveway and Apron Material

Depressed curb is not proposed along the proposed site driveway. The site plans should be revised to indicate depressed curbing at the proposed driveway.

3.3.1.10.G Stop Sign and Stop Bar

The site plan should be revised to include stop bars at each driveway entering into the County roads.

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

1. The proposed improvements disturb more than one acre (43,560 SF) of land and increase impervious surface by over one-quarter acre (10,890 SF). Therefore, the proposed improvements meet the definition of “major development” under NJAC 7:8 and stormwater improvements must meet NJAC 7:8 requirements for water quality, water quantity and recharge. Based on the stormwater management report, these requirements appear to be met.
2. A stormwater management facility maintenance plan must be provided to the applicant in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8, 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.

## TRAFFIC

1. We concur with the statement in the traffic assessment that the proposed land use is expected to generate less traffic than the previously permitted land use.

## DETAILS

1. All construction or reconstruction within the County right-of-way is to meet County standards and Federal ADA standards.
2. The curb ramp in the Camden County right-of-way must meet the standards of the Proposed Guidelines for Pedestrian Facilities in the Public Right-of-way (PROWAG) dated July 26, 2011. Appropriate details should be provided to demonstrate compliance with PROWAG.
3. The following County standard details are required for improvements in the County right-of-way:

Details:

1. Standard Depressed Concrete Curb (Detail 3)
2. Standard Concrete Driveway and Concrete Apron (Detail 6 as needed for island)
3. Standard Bituminous Driveway Apron, Type 1 (Detail 7)

## ADMINISTRATIVE

1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
2. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.
3. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division, <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980. Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant.
4. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.

5. 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.

## OUTSIDE AGENCY APPROVALS

1. Applicant is responsible for all environmental permits required.

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

6/17/29

\_\_\_\_\_  
DATE



Cc: Applicant  
Applicant Attorney: [robcohenlaw@aol.com](mailto:robcohenlaw@aol.com)  
Applicant Engineer: Fax (856)582-8204, [info@monarcheng.com](mailto:info@monarcheng.com)  
Municipal Planning Board Secretary: [dwells@winslowtownship.com](mailto:dwells@winslowtownship.com)  
Municipal Review Engineer: (609)567-8909

# 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:

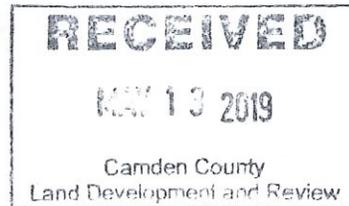
Project Name: Carollo, Inc.

Project Address (if applicable) & Municipality: 100 Berlin-Cross Keys Road, Winslow Township

Abuts County Road: Watsonstown-New Freedom Road County Route No.: No. 689 & 691

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

- New Site Plan Classified as Amended Site Plan by Twp. Board
- 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): 1

Existing Zoning: Minor Commercial (C)

Block(s): 101

Variance(s) Required: No Variances Required

Lot(s): 1.01

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 36-519

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Carollo Inc. Phone: (609) 876-3604 Fax: n/a  
 Address: 107 Hastings Place Town & State: Cinnaminson, New Jersey  
 Email: n/a Zip.: 08077

Attorney: Robert T. Cohen, Esq. Phone: (856) 795-7611 Fax: n/a  
 Address: 102 Browning Lane Town & State: Cherry Hill, New Jersey  
 Email: robtcohenlaw@aol.com Zip.: 08003

Engineer: Monarch Surv. & Eng., LLC Phone: (856) 582-8200 Fax: (856) 582-8204  
 Address: P.O. Box 177 Town & State: Pitman, New Jersey  
 Email: info@monarcheng.com Zip.: 08071

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

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

## Project Description & Statistics:

Short Description of Project: Amended Major Site Plan application related to a retail space(s)  
and restaurant, with associated stormwater management facilities.

Increase in Impervious Coverage?:  YES  NO Total Increase or Decrease: ±0.16 ac.  
 Total Amount of Land Disturbed: ±1.6 ac.  
 Total Gross SF of all Buildings/ Development: ±7,355 sf GFA Self-Storage  
 Total New Residential Units: None  
 Total New Jobs Created: undetermined at this time

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# CAMDEN COUNTY PLANNING BOARD APPLICATION

## Subdivision Description (if applicable):

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

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

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

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

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

Title of Municipal Official: Planning Board Sec.

Authorized Municipal Signature: Doreen Wells Date: 3-7-19

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

Phone Number: 609 567-0700 ext 8009

## Signatures Required:

Name of Applicant: \_\_\_\_\_

Signature of Applicant: [Signature] Date: \_\_\_\_\_

Agent Completing Application: Monarch Surveying & Eng., LLC

Signature of Agent: [Signature] Date: 2/28/2019

### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-36-5-19

Stamp Date Received Below

