



Making It Better, Together.

CAMDEN COUNTY PLANNING BOARD
CHARLES J. DEPALMA COMPLEX
2311 EGG HARBOR ROAD
LINDENWOLD, NJ 08021

Camden County Planning Board

Agenda for July 23rd, 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. **Carollo, Inc. SP-36-5-19, Winslow Twp.** - parking lot and access improvements for restaurant
 - b. **Lighthouse of Deliverance Gospel Church, Inc. SP-22-1-19, Lindenwold** - Church expansion
 - c. **VB Winslow Realty, LLC. SP-36-4-19, Winslow Twp.** - Retail store and restaurant
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
June 25, 2019

The meeting was convened at 6:00 PM by Vice Chairman Dan Cosner 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 (Late), Mr. Daniel Cosner, Mr. Tom Schina, Mr. Ryan Doran, Ms. Alexis Williams, and Ms. Kevin Becica, County Engineer were all present.

Planning Board Solicitor: Ms. Catherine Binowski was present.

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

MINUTES

A motion was made to approve the minutes of the May 28, 2019 meeting by Mr. Schina and seconded by Mr. Doran, all present were in favor.

Review of Projects for Board Action

MJ-36-1-19

GSK Adult Community

Winslow

David Patterson, Esq., Brian Peterson, PE, Deanna Drumm, Traffic PE, and Richard Kroft 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 resolution from Winslow with was adopted on 6/24/19.

They will comply with the County Engineer's comments. Technical waiver from curbing along property frontage on County Road.

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. Full service intersection will be revised to a right in/right out and left in/ no left out

A motion was made by Mr. Cosner and seconded by Mr. Schina for conditional approval of this application; all present were in favor.

MJ-36-2-19

Pilgrim Woods

Winslow

Mike Ward, Esq., Mike Avilla, PE were present for the application.

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.

Received Preliminary approval from Winslow in March. Received Pinelands approval.

Will have septic and water from Blue Anchor Road.

Agree with all County Engineer’s comments. Correction on Right-of-way comment of 5.25 Ft from center line on Blue Anchor road.

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

SP-15-3-19

SJ Dining, Inc. (Burger King)

Gloucester Twp.

Damien Del Duca, Esq. and Ahmad Tamous, PE were present to the application.

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.

Received approval on June 12, 2019 from Gloucester Twp.

Applicant is requesting a technical waiver 3.3.1.9 requirement “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.

The applicant agrees to all other County Engineer comments.

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

SP-28-1-19

315 W. Branch Ave

Pine Hill

Christopher Facensa, Esq. and Bruce McKenna, PE and Matthew Portnoy, applicant were present for the application.

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.

9000 sq. ft. of climate control facility. Walls move to control size of the storage units. There will be no storage of vehicles on this site.

There will be a manager on site.

Applicant needs to interconnect water line with 3rd Ave & Branch. Need to find out from local who pays for that.

Agree with all County Engineer's comments. Ms. Becica asked that the wall be placed on basin side and not on road side.

A motion was made by Mr. Cosner and seconded by Ms. Williams for conditional approval on basin wall; all present were in favor.

SP-36-5-19

Carrollo, Inc.

Winslow

Postponed by attorney until next month

PUBLIC COMMENTS

None.

CHAIRMAIN'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. Schina 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

July 23, 2019

Minor/Major Subdivisions and Site Plans

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP - 1	Carollo, Inc.	SP-36-5-19	Winslow Twp.	parking lot and access improvements for restaurant
SP-2	Lighthouse of Deliverance Gospel Church, Inc.	SP-22-1-19	Lindenwold	Church expansion
SP-3	VB Winslow Realty, LLC.	SP-36-4-19	Winslow Twp.	Retail store and restaurant

STAFF REPORT MEETING OF:	RE:	Carollo, Inc.
	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).



Berlin Cross Keys Rd

Watsontown New Freedom Rd

101
1.01

Project Name

Carollo, Inc.

Block

101

Lot

1.01

Town

Winslow Twp



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**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

X

SITE PLAN

PLATE: 1

PRELIMINARY PLAN

BLOCK: 101

OTHER

LOT (s): 1.01

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),

Watsontown – 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
Applicant Engineer: Fax (856)582-8204, info@monarcheng.com
Municipal Planning Board Secretary: 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

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:

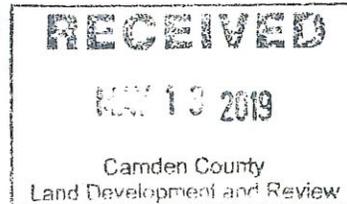
Project Name: Carollo, Inc.

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-36-5-19

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

SP-36 - 5 - 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 Board Sec.

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

Transmittal Date (if applicable): _____

Phone Number: 609 567-0700 ext 8006

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

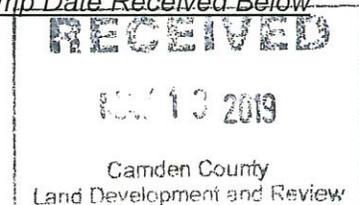
For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-36-5-19

Stamp Date Received Below



CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Carollo, Inc.

Is the Company a Corporation? YES / NO

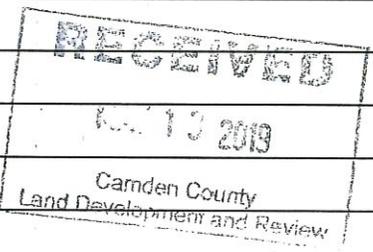
If yes, what State is the Corporation incorporated in? New Jersey

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
<u>Antonio Carollo</u>	<u>HASTYS Place Camden NJ</u>	<u>Pres.</u>
<u>Francis Carollo</u>	<u>HASTYS Place Camden NJ</u>	<u>Sec</u>



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

X *[Signature]* _____ Date _____
Signature of Owner & Title

X _____ Date _____
Signature of Owner & Title

SP-36-S-L9

STAFF REPORT MEETING OF:	RE:	Lighthouse of Deliverance Gospel Church, Inc.
	Plan:	SP-22-1-19
	Municipality:	Lindenwold
	Applicant:	Lighthouse of Deliverance Gospel Church, Inc.
	Abuts County Route:	Blackwood Clementon Rd. (Cr. 534)

The applicant proposes to consolidate the existing lots (Block 240 Lots 41, 42, 43, 44 & 45) and redevelop the site. The property is 4.16 acres and is located on the north side of Blackwood Clementon Road (CR 534). The existing site consists of five buildings, associated parking areas and a stormwater management basin.

As part of the redevelopment the applicant proposes to demolish three of the existing buildings, two will remain, as well as two of the parking lots. A new 13,351.5 SF church building is proposed with 114 associated parking spaces. Two stormwater management basins and a stormwater conveyance system are also proposed. The site will be accessed through two existing driveways along Blackwood Clementon (CR 534) that will remain, with three driveways being eliminated. Lighting and landscaping are included as part of the proposed improvements.



Project Name

Lighthouse Deliverance Gospel Church

Block

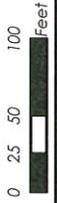
240

Lot

41-45

Town

Lindenwold



Blackwood Clementon Rd

Montgomery Ave

Tomlinson Ave

Dover Dr

Georgetown Rd

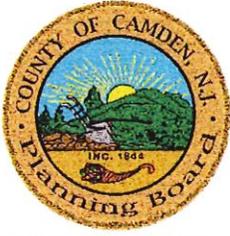
240/41

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240/45



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

**COUNTY PLAN:
SP-22-1-19**

Lighthouse of Deliverance Gospel Church, Inc.

PROJECT NAME

Lindenwold

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: 17

PRELIMINARY PLAN

BLOCK: 240

OTHER

LOT (s): 41,42,43,44&45

NAME: Lighthouse of Deliverance Gospel Church, Inc

ADDRESS: 371/377 Blackwood Clementon Road

CITY: Lindenwold **STATE:** New Jersey **ZIP:** 08021

SITE ABUTS COUNTY HIGHWAY: Blackwood Clementon Road, County Route No. 534

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

GENERAL

The applicant proposes to consolidate the existing lots (Block 240 Lots 41, 42, 43, 44 & 45) and redevelop the site. The property is 4.16 acres and is located on the north side of Blackwood Clementon Road (CR 534). The existing site consists of five buildings, associated parking areas and a stormwater management basin.

As part of the redevelopment the applicant proposes to demolish three of the existing buildings, two will remain, as well as two of the parking lots. A new 13,351.5 SF church building is proposed with 114 associated parking spaces. Two stormwater management basins and a stormwater conveyance system are also proposed. The site will be accessed through two existing driveways along Blackwood Clementon (CR 534) that will remain, with three driveways being eliminated. Lighting and landscaping are included as part of the proposed improvements.

The following documents have been reviewed:

1. Site plan entitled "Site Plan for Lighthouse of Deliverance Gospel Church", prepared by Steven L. Filiponne, Engineering Design Associates; dated March 19, 2018.
2. Stormwater Management Calculations for "Lighthouse of Deliverance Gospel Church", prepared by Steven L. Filiponne, Engineering Design Associates; dated November 14, 2018.
3. Maintenance & Inspection Program for "Lighthouse of Deliverance Gospel Church", prepared by Steven L. Filiponne, Engineering Design Associates; dated November 14, 2018.
4. Traffic Engineering Assessment for "Lighthouse of Deliverance Gospel Church", prepared by Nathan B. Mosley, Shropshire Associates, dated May 24, 2019.
5. Survey Plan for "Lighthouse of Deliverance Gospel Church", prepared by Joseph Ucciferri, Ucciferri Associates, dated January 18, 2018.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Blackwood Clementon Road (CR 534) has a proposed right-of-way of 66 feet, the plans show an existing right-of-way of 49.5. The applicant is required to provide additional right-of-way through a roadway easement to widen Blackwood Clementon Road from the centerline along the applicant's frontage. The following is noted:
 - a. The site plan proposes an 8.25' right-of-way easement to be dedicated to Camden County. After this dedication, the right-of-way half width along the property frontage would be 33 feet, satisfying the County requirement.
 - 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.

SITE PLAN

1. The applicant is required to install curb along the County Rd. where curb is currently not constructed. Refer to Detail #1 County Standard Curb.
2. A copy of the deed filed to consolidate the existing lots shall be provided to the County.
3. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way. The applicant shall clarify the work proposed to be done within the County right-of-way.
4. The applicant has proposed to consolidate the five existing driveways on Lots 41-45 into two driveways, in accordance with 3.3.1.1.

5. 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.
6. In accordance with County design standards, section 3.3.1.10.D, the curb radii at the driveways should be a minimum of 15 feet for two lane ingress and egress. The curb radii should be improved at both driveways and the appropriate details added to the plans.
7. Stop signs and stop bars are proposed at each driveway entering the County Road.
8. Sight triangle easements are required at the proposed driveway intersections with the county road. Sight triangle easements should be in accordance with AASHTO standards and be shown on the Landscape Plan, Sheet 7. If necessary, the applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement area.
9. Site Plans Must Conform with the Following Standards:

- 3.3.1.9 When more than when driveway is proposed on a site County Design Standards require a minimum of 400' be provided between the closest edges of the driveways. The standards also require driveways to be aligned with existing driveways located on the opposite side of the county road. If driveways are not aligned with the road or driveway on the opposite side of the county road then it shall be offset by not less than 250' feet. As it is proposed, the site does not meet 250' separation between driveways. However, the applicant has decreased the number of driveways on the site from five to two.
- 3.3.1.10.B County design standards require the grade of a driveway approach to a county road be no greater than 3% for a minimum distance of 25' from the edge of pavement of the intersecting county road. Also, the grade differential between the slope of the new driveway and the cross slope of the county road shall not be more than 8 %. It does not appear that the existing driveways that will remain have slopes exceed the design standard. However, we recommend that spot grades be provided to confirm that the existing driveways meet this requirement.
- 3.3.1.10.D Corner radii at the driveway entrance shall be a minimum of 15' and shall be labeled on the plans.
- 3.3.1.10.E County Design Standards require driveway aprons to be reinforced concrete for the full width of the driveway and at least 25' from the edge of pavement. The applicant should be prepared to address the current condition of the existing aprons and determine if they are sound a free of deterioration. If aprons need to be replaced the applicant will meet the County standard.
- 3.3.1.10. F All driveway intersections shall satisfy ADA requirements. If the applicant is required to install sidewalks along the property frontage, accessible route must be proved at the driveways.
- 3.3.1.15 The applicant is proposing to remove an existing advertising sign and provide a new sign 20.88 feet from the row and 12.63 feet from the easement dedication.

UTILITIES

1. The gas utility company connection may require a road opening in the County roadway to replace the existing gas main. A road opening permit and roadway restoration will be required in accordance with County permit requirements.
2. The water and sewer connections appear to be located behind the curb or edge of pavement outside of the County roadway.

STORMWATER MANAGEMENT NJAC 7:8

1. The proposed improvements ultimately disturb one or more acres (43,560 SF) of land and increase impervious surface by one-quarter acre (10,890 SF) or more. The applicant has provided a stormwater management report to show that they have met the NJAC 7:8 requirements for water quality, water quantity and groundwater recharge. Revisions to the stormwater report are required based on the comments below and comments in the Municipal Engineers review.
2. The applicant is proposing to detain the 2, 10 and 100-year storms within the infiltration basins. The New Jersey BMP Manual recommends that infiltration basins only store the water quality storm. The applicant shall provide justification for storing the larger storm events.
3. Emergency overflow Weir Structure #1 in Basin #1 will discharge onto the existing driveway to remain. Based on the information provided, it is unclear if the water will flow into the inlet on the opposite side of the driveway and where the existing storm pipe from the inlet in the driveway discharges. The grading and drainage plan should be revised to show the existing storm pipe system to ensure the basin does not flow into the County right-of-way. Additional spot grades should be provided along the western driveway to ensure water from the basin will not flow into the County right-of-way.
4. Emergency overflow Weir Structure #2 in Basin #2 will discharge into an existing wetlands area. A NJDEP permit will be required. Documentation shall be provided confirming the acquisition of applicable permits.
5. The applicant has provided basin drain time calculations for both basins. The calculations utilize a 14 in/hr. infiltration rate in both basins. The applicant shall provide permeability test data in accordance with the NJDEP BMP manual confirming the infiltration rates.
6. The applicant's calculations show that they met the water quantity reductions for the 2, 10 and 100-year storms in each of the three watershed areas. However, the area that was analyzed in the pre-development condition is larger than the area analyzed in the post-development condition. Additionally, the different watersheds are delineated differently in the pre and post-development conditions. The applicant should use analysis points to determine if peak rate reductions are being met for the entire site.
7. The applicant should provide off-site stability calculations to ensure that there is not more water flowing onto the County Road in the post-development condition than in the pre-development condition assuming basin failure.

8. The applicant has provided a groundwater mounding analysis showing no adverse effects. However, the applicant used an infiltration rate of 0.01 ft/day or 0.02 in/hr. which differs from the 7 in/hr. infiltration rate used in other calculations. We recommend using the NJDEP groundwater mounding spreadsheet.
9. The plans show two existing pipes that discharge into the County collection system. The applicant is proposing for one to remain and for the other to be removed and the pipe capped adjacent to the County inlet. Based on proposed grades it appears that less flow will be directed into the County collection system. The applicant should provide calculations to quantify that less flow reaches the County stormwater system.
10. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant in order to ensure that the stormwater system can be maintained in perpetuity.
11. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.

DETAILS

1. The following County standard details are required for improvements in the County right-of-way:

Details:

1. Standard 8"X9"X18" Concrete Vertical Curb
2. Standard Depressed Concrete Curb
3. Standard Concrete Sidewalk
4. Standard Concrete Driveway and Concrete Apron
5. Standard HMA Driveway Section: Adjacent to Reinforced Concrete Sidewalk and Apron
6. Milling and Resurfacing
7. Hot Mix Asphalt Pavement

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. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.
5. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
6. Underground irrigation systems shall not be located within the County right-of-way.
7. Applicant is responsible for all environmental permits required.

Kevin Becica

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

7/16/19

DATE



Cc: Applicant: Lighthouse of Deliverance Gospel Church, Inc.: tharley16@comcast.net
Applicant Attorney: Seth N. Broder: sbroder@broderlawgroup.com
Applicant Engineer: Steven L. Filippone: sfilippone@engineeringdesign.com
Municipal Planning Board Secretary: Nancy DiDomenico: ndidomenico@lindenwold.net
Municipal Review Engineer: G. Jeffrey Hanson: jhanson@erinj.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

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: Lighthouse of Deliverance Gospel Church, Inc.

Project Address (if applicable) & Municipality: 371/377 Blackwood Road, Lindenwold, NJ

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): 17

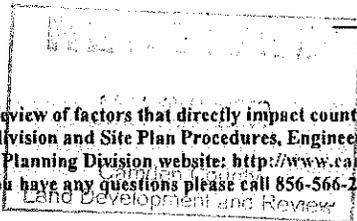
Existing Zoning: (B-1) Business

Block(s): 240

Variance(s) Required: None

Lot(s): 41, 42, 43, 44 & 45

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-22-1-19

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Lighthouse of Deliverance Gospel Church, Inc. Phone: 856-782-7774 Fax: _____
 Address: 16 Parkhill Lane Town & State: Sicklerville, NJ
 Email: tharley16@comcast.net Zip: 08081

Attorney: Seth N. Broder Phone: 856-234-8768 Fax: 856-722-0532
 Address: 110 Marter Avenue, Suite 103 Town & State: Moorestown, NJ
 Email: sbroder@broderlawgroup.com Zip: 08057

Engineer: Steven L. Filippone Phone: 609-390-0332 Fax: 609-390-9204
 Address: 5 Cambridge Drive Town & State: Ocean View, Nj
 Email: sfilippone@engineeringdesign.com Zip: 08230

Proposed Use (please check all that apply):

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

Project Description & Statistics:

Short Description of Project: It is the intent of the applicant to construct a 129' x 103.50' (13,351.50 SF) church building, a 114 space parking lot and two (2) stormwater basins.

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: 28,073 SF
 Total Amount of Land Disturbed: 2.20 Acres
 Total Gross SF of all Buildings/ Development: _____
 Total New Residential Units: N/A
 Total New Jobs Created: _____

SR-22-1-19

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: _____

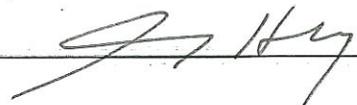
Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

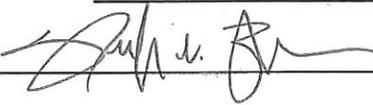
Phone Number: _____

Signatures Required:

Name of Applicant: Lighthouse of Deliverance Church, Inc.

Signature of Applicant:  Date: 1-2-19

Agent Completing Application: Seth N. Broder, Esquire

Signature of Agent:  Date: 1-2-19

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-22-1-19

Stamp Date Received Below

CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Lighthouse of Deliverance Gospel Church, 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
<u>Anthony J. Harley</u>	<u>16 Berkhill Lane, Sicklerville, NJ 08081</u>	<u>President and Pastor</u>
<u>Vincent Dozier</u>	<u>52 Pershing Lane, Sicklerville, NJ 08081</u>	<u>Associate Pastor/Elder</u>
<u>Donna B. Franklin</u>	<u>17 Randolph Lane, Sicklerville, NJ 08081</u>	<u>Deaconess</u>
<u>Chantel D. Harley</u>	<u>1801 Laurel Road, Unit #104, Lindenwold, NJ 08021</u>	<u>Elder/Minister</u>
<u>Darran Harley</u>	<u>439 Blue Bell Road, Williamstown, NJ 08094</u>	<u>Elder/Minister</u>
<u>John Washington</u>	<u>324 Colonial Drive, Wenonah, NJ 08090</u>	<u>Minister and Assistant</u>

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

X [Signature] PRESIDENT
Signature of Owner & Title

1-2-19
Date

X _____
Signature of Owner & Title

Date

SP-22-1-19

STAFF REPORT MEETING OF:	RE:	VB Winslow Realty, LLC.
	Plan:	SP-36-4-19
	Municipality:	Winslow
	Applicant:	VB Winslow Realty, LLC.
	Abuts County Route:	Sicklerville Rd. (Cr. 705)

The applicant proposes to develop the currently vacant 4.49-acre site bounded by Sicklerville Road and Thousand Oaks Drive. The project includes the construction of a 5,040 SF Retail Store and a 5,950 Restaurant/Retail Store with a 1,500 SF manager's office.

This construction's site improvements include asphalt parking areas, commercial driveways off of Sicklerville Road (C.R. 705), concrete curbing and concrete sidewalk installation. An outdoor patio, landscaping, lighting, and stormwater management facilities are also included. A stormwater management basin is also planned, which will discharge into the existing county conveyance system located within the county right-of-way.



Sassafas Dr

Thousand Oak Dr

Sicklerville Rd

2901.02
1

Project Name

Restaurant/Retail Development

Block

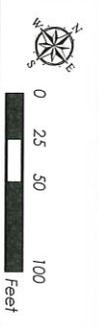
2901.02

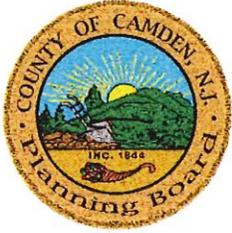
Lot

1

Town

Winslow





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

**COUNTY PLAN:
SP-36-4-19**

VB Winslow Realty, LLC
PROJECT NAME

Winslow Township
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

SITE PLAN
 PRELIMINARY PLAN
 OTHER

PLATE: 29.01
BLOCK: 2901.02
LOT (s): 1

NAME: VB Winslow Realty, LLC

ADDRESS: 7811 Governor Printz Boulevard

CITY: Claymont **STATE:** DE **ZIP:** 19703

SITE ABUTS COUNTY HIGHWAY: 705

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

GENERAL

The applicant proposes to develop the currently vacant 4.49-acre site bounded by Sicklerville Road and Thousand Oaks Drive. The project includes the construction of a 5,040 SF Retail Store and a 5,950 Restaurant/Retail Store with a 1,500 SF manager's office.

This construction's site improvements include asphalt parking areas, commercial driveways off of Sicklerville Road (C.R. 705), concrete curbing and concrete sidewalk installation. An outdoor patio, landscaping, lighting, and stormwater management facilities are also included. A stormwater management basin is also planned, which will discharge into the existing county conveyance system located within the county right-of-way.

The following documents have been reviewed:

1. Site plan entitled "Preliminary and Final Major Site Plan for VB Winslow Realty, LLC Proposed Restaurant and Retail Development", prepared by Michael Galante, MG Engineering; dated January 2019.
Let it be noted that this site plan was missing a Construction Details sheet, sheet 10, and instead provided duplicated of an Erosion and Sediment Control Notes and Details sheet, sheet 8.
2. Stormwater Management Report for "Proposed Restaurant/Retail Development", prepared by Michael Galante, MG Engineering; dated January 2019.
3. Traffic Impact Analysis for "Mixed-Use Development", prepared by MG Engineering, dated January 2019.
4. Land Title Survey for "Township of Winslow", prepared by JTS Engineers and Land Surveyors, dated September 2018.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Sicklerville Road (CR 705) has a proposed right-of-way of 74 feet, with an existing right-of-way of 49.5 feet. The applicant is required to provide additional right-of-way through a roadway easement to widen County Road from the centerline along the applicant's frontage. The following is noted:
 - a. The site plan proposes a 6.13' right-of-way easement to be dedicated to Camden County. After this dedication, the right-of-way half width along the property frontage would be 37 feet, satisfying the County requirement.
 - 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.

SITE PLAN

1. The Demolition Plan clearly shows all improvements to be removed within the County right-of-way.
2. In accordance with 3.3.1.1 common driveways to limit the number of conflicts along a County Road are encouraged. The Site Plan proposed two drives to the subject property from the County Road.
3. In accordance with 3.3.1.8, Sight Triangles have been provided at driveway entrances that show that the area within 360' is be free of all vegetation or obstructions 18" high or higher.
4. The plans should be amended to include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative."
5. In accordance with County design standards, the curb radii at the driveway are greater than 15 feet for two lane ingress and egress.
6. The site plan includes stop signs and stop bars at each driveway entering into the County Road.

7. The applicant should document if emergency vehicle or delivery vehicle can exit the driveway without turning into oncoming traffic. The turning plan provided on Sheet 12 for the WB-50 vehicle should include the center yellow lane lines and additional turning templates should be provided.

8. Site Plans Must Conform with the Following Standards:

3.3.1.2 In accordance with 3.3.1.2, access to a County Road via driveway shall not be permitted if access to an abutting Municipal Road can be reasonably provided. Property has secondary frontage on a Municipal Roadway yet has proposed two access points on a County Road. This does not comply with the requirement and should be rectified by reducing the number of driveways on the County Rd. and utilizing access along the local road.

3.3.1.9 In accordance with 3.3.1.9, a distance of at least 400' between the closest edges of the two driveways is required. The 400' distance shall be measured at the point of the widest portion of the driveway at the edge of pavement of the county road. The applicant has provided a distance of 255'. This does not comply with the requirement. Applicant must address be reducing the number of driveways on the County Rd.

3.3.1.10.E In accordance with 3.3.1.10.E, driveways are required to be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25' from the edge of pavement of the county road including a 4' width of sidewalk. The applicant has provided a distance of 15'. This does not comply with the requirement. The applicant must comply with the standard.

3.3.1.15 The project proposes a Freestanding Sign located within the proposed county road widening easement. The sign is required to be relocated.

UTILITIES

1. The applicant is proposing 2 wet tap connections into Sicklerville Road Cr 705. The demolition plan should be revised to show the pavement restoration will extend from curb to curb.
2. The applicant is proposing 2 gas main connections adjacent to the water main connections. The demolition plan should be revised to show the pavement restoration will extend from curb to curb.

STORMWATER MANAGEMENT NJAC 7:8

1. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. A stormwater management basin has been provided that does meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge. Discharge from the stormwater management basin will be made to existing county conveyance system. The applicant's engineer has provided additional documentation that:
 - 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.
2. The design has met the water quantity requirement for peak rate of reduction.

3. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 has been provided to the applicant in order to ensure that the stormwater system can be maintained in perpetuity.
4. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.
5. The plan should call for the existing non-compliant stormwater inlet grates within the County Road along the property frontage to be replaced with Type N eco grates, and details provided.
6. The stormwater design provided includes the permeability tests of the soils under the infiltration system in accordance with the NJDEP BMP manual appendix E.

DETAILS

1. 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.
2. A detail has been provided for County roadway trench restoration for work adjacent to the curb or utility trenches. The pavement restoration should be 6" of dense grades aggregate, 8" of temporary base pavement, then 2" mill and top pave after 3-4 months of trench settlement.
3. A doghouse manhole is proposed within the County right-of-way. A detail for the doghouse manhole shall be provided.
4. The following County standard details are required for improvements in the County right-of-way:
Details:
 1. Standard 8"X9"X18" Concrete Vertical Curb
 2. Standard Vertical Concrete Curb Taper
 3. Curb Inlet with Bicycle Safe Grate and Type 'N-Eco' Curb Piece

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

Kevin Becica

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

7/16/19

DATE



Cc: VB Winslow Realty: sampatelde@yahoo.com
David M. Shafkowitz, Esq: dms@shafkowitzlaw.com
Michael Galante, PE, PP, CME: mgeassociates@gmail.com
Debbie Wells, Winslow Planning Board Secretary: dwells@winslowtownship.com
Robert A. Vettese, PE, PP, CME, Fax: 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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

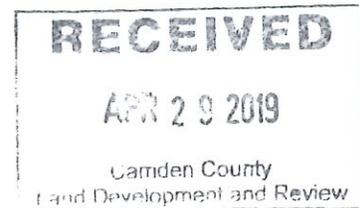
Project Name: Proposed Restaurant/Retail Development

Project Address (if applicable) & Municipality: Sicklerville Road and Thousand Oaks Drive, Winslow

Abuts County Road: Sicklerville Road County Route No.: 705

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): 29.01

Existing Zoning: C-Minor Commercial

Block(s): 2901.02

Variance(s) Required: None

Lot(s): 1

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

SP-36-4-19

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: VB Winslow, Realty, LLC Phone: 1-609-433-1641 Fax: _____

Address: 7811 Governor Printz Blvd. Town & State: Claymont, DE

Email: Sean.patelde@gmail.com Zip: 19703

Attorney: David M. Shafkowitz, Esq. Phone: 1-267-422-3340 Fax: _____

Address: 16 Sunset Avenue Town & State: Chalfont, PA, 18

Email: dms@shafkowitzlaw.com Zip: 18914

Engineer: Michael Galante PE Phone: 1-856-404-0540 Fax: _____

Address: 76 Argyle Avenue Town & State: Blackwood, NJ

Email: mgeassociates@gmail.com Zip: 08012

Proposed Use (please check all that apply):

Residential

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

Commercial

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

Industrial

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

Project Description & Statistics:

Short Description of Project: Project includes the construction of a
5,950 SF Restaurant/Retail store and a 5,000 SF
Retail store. Work includes the construction of parking
improvements, landscape, lighting and stormwater management.

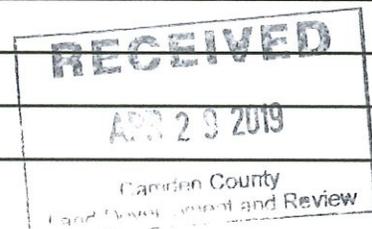
Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: 64,180 SF

Total Amount of Land Disturbed: _____

Total Gross SF of all Buildings/ Development: _____

Total New Residential Units:

Total New Jobs Created: 20-30



5P-36-419

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: [Signature] Date: 4-24-19

Transmittal Date (if applicable): 4-24-19

Phone Number: 609 867-0700 ext 8006

Signatures Required:

Name of Applicant: WB Winslow Realty, LLC

Signature of Applicant: [Signature] Date: 4/16/19

Agent Completing Application: _____

Signature of Agent: _____ Date: _____

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-36-4-19

