

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
Matthew Marrone
Ryan Doran
Joseph Pillo
Alexis M. Williams
Kevin Becica - County Engineer

Camden County Planning Board Agenda for October 22, 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. Winslow Cross Creek Phase III SP-36-6-19 Winslow Twp.
60 residential units - 11 two story buildings
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
September 24, 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. Dan Cosner, Mr. Tom Schina, Mr. Joe Pillo, 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 August 27, 2019 meeting by Mr. Pillo and seconded by Mr. Doran, all present were in favor.

Review of Projects for Board Action

SP-15-2-19

1495 Chews Landing Rd

Gloucester Twp.

Jeff Brennan, Esq., Mike Brown, PE and Alan Ippolito, PE were present for application.

The application is seeking approval for the construction of 72 apartment units in three buildings to be located on a 4.99-acre parcel along County Route 683 (Chews Landing-Clementon Road) south of Little Gloucester Road. One driveway, opposite an existing Rite Aid access, is proposed. This driveway will be bi-furcated with 20-foot entrance and exit lanes and an 8-foot-wide median. Sidewalk and curbing (where none exist) is being proposed. A stormwater management basin is proposed which will discharge similar to existing condition with no connection to County drainage facilities.

Mr. Pillo asked about low-income housing. 1 to 3-bedroom apartments. Affordable units will be 15%, 2 - 1 bedroom, 2 - 3 bedroom and 7- 2 bedroom. 11 units.

178 parking spaces.

Received approval from local in June.

Mr. Schina asked about stormwater. Stormwater will be on site.

Reduced width of island from 8 to 4 to align with Rite Aid driveway. Request waiver for 3.3.1.10 from concrete to asphalt apron.

Ms. Williams asked about left turn out of Rite Aid – 5 to 12 left turns during peak hours.

Not a lot of green time on Chews Landing that causes back up on Little Gloucester at peak hours – request timing change.

Updated plans will be provided with striping plan, establish curb line roadway plan with no crosswalks and striping across the front. Ms. Becica would like a striped shoulder.

All County Engineer's comments addressed.

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

PUBLIC COMMENTS

None.

CHAIRMAN'S REPORT

None.

ATTORNEY'S REPORT

None.

COUNTY ENGINEER'S REPORT

None.

COUNTY PLANNING REPORT

New planning board member Matthew Marrone.

NEW BUSINESS

None.

OLD BUSINESS

None

ADJOURNMENT

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

Respectfully Submitted,
Carol Sigman
Land Development & Review Clerk



CAMDEN COUNTY PLANNING BOARD
Land Development Review

Review List for Meeting

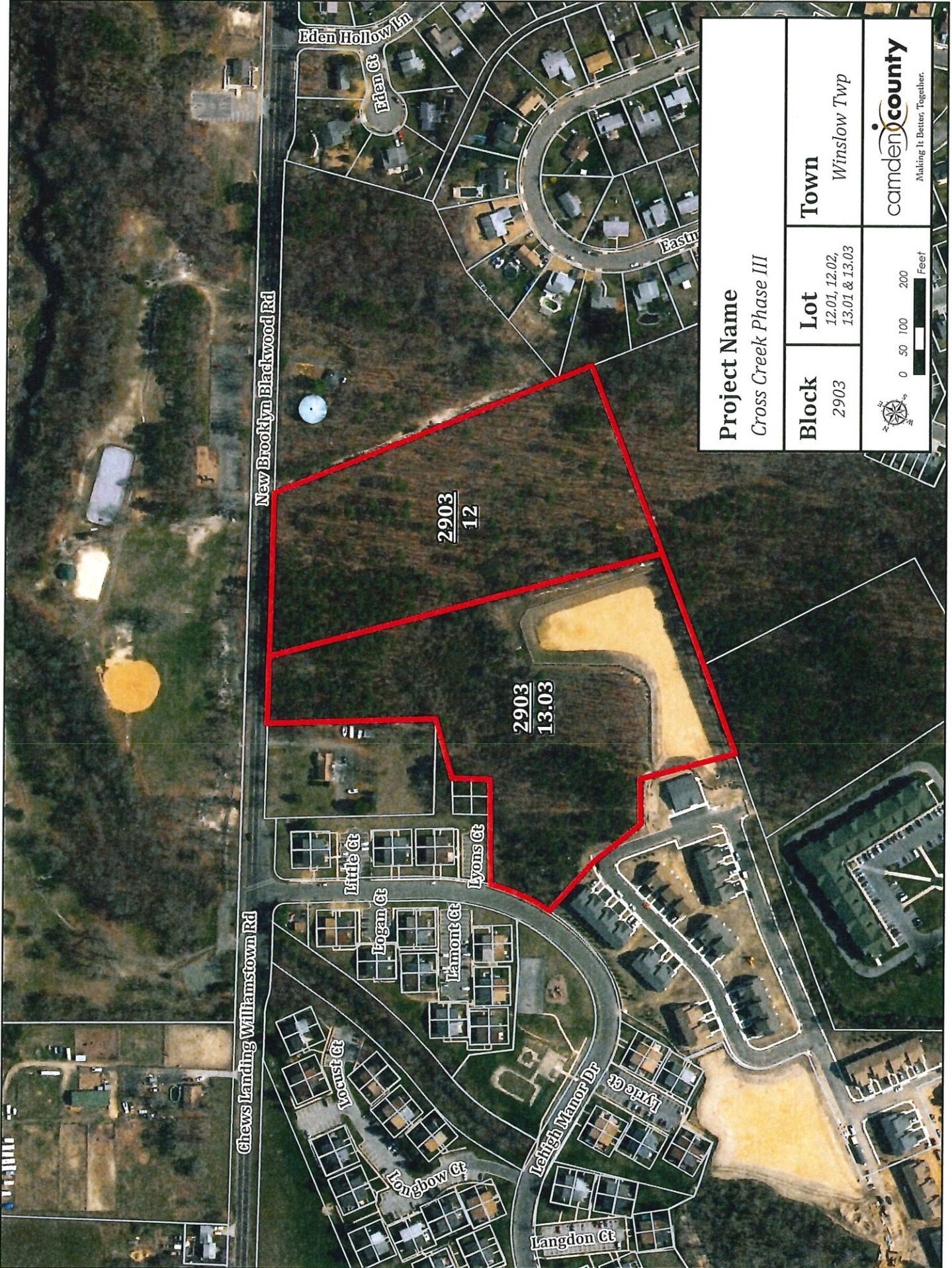
October 22, 2019

Application for Approval

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Winslow Cross Creek Phase III	SP-36-6-19	Winslow Twp.	60 residential units - 11 two story buildings

STAFF REPORT MEETING OF:	RE:	Winslow Cross Creek Phase III
	Plan:	SP-36-6-19
	Municipality:	Winslow Twp.
	Applicant:	Eastern Pacific Development
	Abuts County Route:	Erial Rd. (Cr. 706)

The applicant is seeking approval for an Amended Preliminary and Final Major Site Plan for Phase III at Winslow Cross Creek. The property is located on Block 2903 Lots 12.01, 12.02, 13.01 and 13.03. This project is a continuation of an ongoing project for affordable residential housing which includes a senior housing component and townhouse style units. The portion of the property to be developed as part of Phase III exists as an undeveloped wooded area with an existing previously constructed stormwater basin. The applicant is proposing to develop the parcels with sixty (60) townhome units and to complete the construction of Lampart Avenue, a private roadway, which will connect the Phase IV development adjacent to Erial Road (CR 706) with the completed portions of the development adjacent to Andrews Road. Thirty-eight (38) townhome units are proposed along Lampart Avenue and twenty-two (22) townhome units are proposed along an un-named access road in the southern corner of the tract. The proposed improvements also include a modification of the existing stormwater management basin, construction of utilities, sidewalks, curbing, landscaping, lighting, and various other site improvements. The site is located in the "RM" Medium Density Residential zone, and is bounded by Erial Road (CR 706) and Lampart Avenue.



Project Name

Cross Creek Phase III

Block

2903

Lot

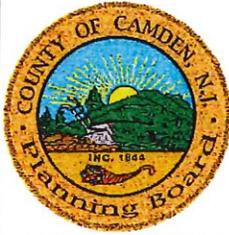
12.01, 12.02,
13.01 & 13.03

Town

Winslow Twp



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

**COUNTY PLAN:
SP-36-6-19**

Winslow Cross Creek Phase III
PROJECT NAME

Winslow Township
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: 29

1st Review of Amended
Phase III Site Plan

PRELIMINARY PLAN

BLOCK: 2903

OTHER

LOT (s): 12.01, 12.02, 13.01
& 13.03

NAME: Amended Preliminary & Final Site Plan - Winslow Cross Creek- Phase III

ADDRESS: Andrews and Erial Road

CITY: Winslow Township **STATE:** NJ **ZIP:** 08081

SITE ABUTS COUNTY HIGHWAY: Erial Road (CR 706)

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

GENERAL

The applicant is seeking approval for an Amended Preliminary and Final Major Site Plan for Phase III at Winslow Cross Creek. The property is located on Block 2903 Lots 12.01, 12.02, 13.01 and 13.03. This project is a continuation of an ongoing project for affordable residential housing which includes a senior housing component and townhouse style units. The portion of the property to be developed as part of Phase III exists as an undeveloped wooded area with an existing previously constructed stormwater basin. The applicant is proposing to develop the parcels with sixty (60) townhome units and to complete the construction of Lampart Avenue, a private roadway, which will connect the Phase IV development adjacent to Erial Road (CR 706) with the completed portions of the development adjacent to Andrews Road. Thirty-eight (38) townhome units are proposed along Lampart Avenue and twenty-two (22) townhome units are proposed along an un-named access road in the southern corner of the tract. The proposed improvements also include a modification of the existing stormwater management basin, construction of utilities, sidewalks, curbing, landscaping, lighting, and various other site improvements. The site is located in the "RM" Medium Density Residential zone, and is bounded by Erial Road (CR 706) and Lampart Avenue.

The following documents have been reviewed:

1. Amended Preliminary and Final Major Site Plan - Phase III Winslow Cross Creek, prepared by MidAtlantic Engineering Partners, LLC, dated June 27, 2019 unless otherwise noted:
 - a. Title Sheet, 1 of 27.
 - b. Existing Conditions Plan, 2 of 27.
 - c. NJDEP Permitting Plan, 3 of 27.
 - d. Geometry, Signage & Striping Plan, 4 of 27.
 - e. Overall Grading Plan, 5 of 27.
 - f. Grading Plan, 6 of 27.
 - g. Grading Plan, 7 of 27.
 - h. Grading Plan, 8 of 27.
 - i. Overall Utility Plan, 9 of 27.
 - j. Utility Plan, 10 of 27.
 - k. Utility Plan, 11 of 27.
 - l. Utility Plan, 12 of 27.
 - m. Profiles, 13 of 27
 - n. Overall Landscape & Lighting Plan, 14 of 27.
 - o. Lighting Plan, 15 of 27.
 - p. Lighting Plan, 16 of 27.
 - q. Lighting Plan, 17 of 27.
 - r. Landscape Plan, 18 of 27.
 - s. Landscape Plan, 19 of 27.
 - t. Landscape Plan, 20 of 27.
 - u. Landscape & Lighting Details, 21 of 27.
 - v. Soil Erosion & Sediment Control Plan, 22 of 27.
 - w. Soil Erosion & Sediment Control Details, 23 of 27.
 - x. Construction Details, 24 of 27.
 - y. Construction Details, 25 of 27.
 - z. Construction Details, 26 of 27.
 - aa. Basin Cross Sections, 27 of 27.
2. Boundary, Topographic & Wetlands Mapping Plan for Block 2903, Lot 13.03 Winslow Cross Creek Phase III, prepared by MidAtlantic Engineering Partners, LLC, dated April 15, 2019.
3. Stormwater Management Report for Winslow Cross Creek – Phase III, prepared by MidAtlantic Engineering Partners, LLC, dated June 27, 2019.
4. Traffic Impact Study for Winslow Cross Creek Phase III, prepared by Horner & Canter Associates, dated August 30, 2019.

RIGHT OF WAY

Right of way was requested and received from the applicant during a previous application SP-36-5-18. This applicant is not proposing any improvements in the County right-of-way for this phase of the project.

SITE PLAN

1. Sight triangle easements were requested and received during a previous application SP-36-5-18
2. It is not clear if the existing contours and elevations shown on the grading plan(plan sheet 5) are the as-built contours and elevations for Phase IV. The applicant should show the as-built contours and elevations for Phase IV where they connect to or are adjacent to the proposed contours and elevations for Phase III. This should be shown to demonstrate the complete proposed grading along Lampart Avenue.

3. It appears as though the inlets and utilities previously constructed under Phase IV are not shown on the plans. The Phase IV plans indicate that two inlets will be located on Lampart Avenue near its intersection with Erial Road (CR 706). The proposed grading in the area of Buildings #1 and #2 directs runoff toward Lampart Avenue and it appears as though runoff will continue northeast towards Erial Road (CR 706). As the inlets proposed or constructed as part of Phase IV are not shown, it is not clear if this runoff will continue onto Erial Road (CR 706) or be captured at the inlets and directed to Retention Basin #1.
4. Per Section 6.0 of the Camden County Development Regulations regarding Landscaping, street trees shall be spaced evenly along the County Rd. in the area of building 1 and existing trees line.
5. An up to date phasing plan should be provided for review.

TRAFFIC

6. The applicant has constructed portions of Lampart Avenue during previous phases of this project. Lampart Avenue provides site access and egress to Erial Road (CR 706). Erial Road is a Camden County roadway in a north-south direction. It is classified as an Urban Major Collector. Erial Road provides one lane of travel in each direction with a posted speed limit of 25 mile per hour. It has an approximate 28-foot wide cartway, with 12-foot travel lanes and 2-foot shoulders in each direction. Erial Road was proposed to be widened by 10 feet adjacent to the site to allow for acceleration and deceleration lanes as part of Phase IV of this project. The traffic study indicates that a left turn lane is not warranted for the new road due to potential trips. The report notes the site is proposed to generate approximately 29 trips in the weekday AM and 37 trips in the weekday PM peak hour. The traffic report also indicates that the access intersection will operate at acceptable LOS A/B for all movements during both peak periods at future build out. As a result, the site traffic will have an insignificant impact on the adjacent roadway network. Camden County concurs with the findings and recommendations made within the traffic impact study.

Applicants professional traffic engineer should be prepared to present traffic impacts to the County Planning Board.

STORMWATER MANAGEMENT NJAC 7:8

7. The applicant proposes an increase of impervious coverage of greater than 0.25 acres, and improvements will ultimately disturb one or more acres of land. Therefore, the project qualifies as a "major development" and must meet the requirements of the NJDEP Stormwater Management Rules NJAC 7:8.
8. The applicant is proposing to collect and attenuate stormwater in accordance with N.J.A.C. 7:8. The runoff from Phase III of the project will be attenuated within an existing sand bottom infiltration basin which is to be modified as part of the proposed site improvements. Additionally, an emergency spillway has been provided for the modified infiltration basin which directs overflows south towards Lot 10 when the spillway is activated. There are no existing county drainage features on Erial Road in the area of the site. It appears as though there are deficiencies within the provided stormwater model and routings, which would require the submission of revised calculations. The following deficiencies are noted:
 - a. The applicant does not demonstrate that the peak flow rate reductions from pre-

- developed conditions to post-developed conditions are met. Appendix A of the report indicates Pre-Developed Drainage Analysis, however, the routings provided are for post developed conditions after the basin was reconstructed in 2015. The Pre-Developed analysis should reflect the condition of the site prior to any development on the site and a Pre-Developed Drainage Area Map should be provided.
- b. The water quantity analysis only compares peak flow rates at Basin #3, however, each drainage area should be analyzed at a common point of analysis for the Pre-Developed and Post Developed conditions to clearly demonstrate that water quantity is being met for the entire site.
 - c. The Post Developed Drainage Area Map indicates that runoff from Buildings #1 and #2 is directed towards modified Basin #3. However, the grading plan indicates that runoff from these buildings will be directed towards Erial Road (CR 706). Additionally, the inlets proposed as part of Phase IV are not shown on the submitted plans, so it is not clear if this runoff will be attenuated within Basin #1 or be discharged to the County roadway. If the runoff is being directed towards existing Basin #1, the Post Developed Drainage Area Map should be revised and revised routings should be provided to demonstrate that the standards listed within N.J.A.C. 7:8. Calculations should also be provided to demonstrate that existing Basin #1 has been designed to attenuate the additional runoff volume from the areas surrounding Buildings #1 and #2. If the runoff is being directed towards the County Roadway an analysis should be provided to demonstrate that the County Roadway and right-of-way will not be significantly impacted as a result of the additional runoff.
 - d. A narrative discussing off-site impacts should be provided within the stormwater management report.
 - e. A narrative discussing the nonstructural strategies incorporated in the site design should be provided within the stormwater management report.
 - f. A groundwater mounding analysis should be provided for the modified infiltration basin within the stormwater management report.
 - g. The applicant has indicated that storm events greater than the two-year storm will be infiltrated within Basin #3. However, a hydrologic and hydraulic analysis demonstrating the increase of stormwater runoff volume from the pre-construction to post-construction for the two-year storm has not been provided. Per the New Jersey Stormwater Best Management Practices Manual, the maximum design storm to be infiltrated is the volume generated by the water quality design storm. As the applicant is proposing to modify the existing basin, the applicant should attempt to make every effort to adhere to the current stormwater management practices and adjust the elevation of the lowest outlet control to be at the elevation of the water quality design storm volume.
9. 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.
10. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.

ADMINISTRATIVE

11. 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.
12. 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.
13. 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.
14. All sections of the site plan review act are to be complied with and shall become a part of the approval.
15. 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.
16. Underground irrigation systems shall not be located within the County right-of-way.



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

10/10/19
DATE



Cc: Applicant: CCU Community Development Corp, drhargrove@comcast.net, 242 Sicklerville Road, PO Box 346, Sicklerville, NJ 08081
Applicant Attorney: Michael F. Floyd, Esq., Archer & Greiner, PC, mfloyd@archerlaw.com, 1 Centennial Sq., Haddonfield, NJ 08033
Applicant Engineer: Kevin E. Shelly, PE, Gateway 195 Centre, 5 Commerce Way, Suite 200, Hamilton, NJ 08691
Municipal Planning Board Secretary: Debbie Wells, dwells@winslowtownship.com, 125 S. Rt. 73, Braddock, NJ 08037
Municipal Review Engineer: Raymond Jordan, PE, PP, CME, ARH Associates, 215 Bellevue Ave, Hammonton, NJ 08037

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: Winslow Cross Creek Phase III

Project Address (if applicable) & Municipality: Erial Road / Lampart Avenue (Winslow Township)

Abuts County Road: Erial Road County Route No.: 706

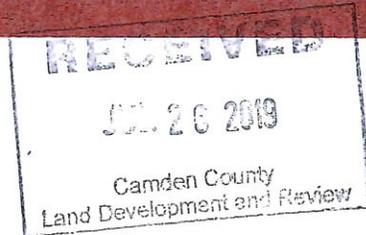
Type of Submission (please check one):

- 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

RM District

Existing Zoning: CCUM Redevelopment Zone

Block(s): 2903

Lot(s): 12.01, 12.02, 13.01 & 13.03

Variance(s) Required:

1. Relief to permit 180 SF (10x18') parking stalls in lieu of the required minimum area of 200 SF (10x20') stalls. Section 294-123.C.(1)
2. Relief to permit a topographic map with contours extending 100 to 300 feet beyond the limits of the proposed development in lieu of 300 ft as required by the ordinance. Section 179-8.N (10).
3. Relief to graphically depict all areas of open space and indicate the corresponding acreages and open spaces percentages within a table (for residential projects only).

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-36-6-19

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Eastern Pacific Development Phone: 856-696-0200 Fax: _____
 Address: 925 East Landis Avenue, Suite E Town & State: Vineland, NJ
 Email: hl@epacdevco.com Zip.: 08360

Attorney: Michael F. Floyd, Esq. Phone: 856-616-6140 Fax: _____
 Address: One Centennial Square Town & State: Haddonfield, NJ
 Email: mfloyd@archerlaw.com Zip.: 08033

Engineer: Kevin E. Shelly
MidAtlantic Engineering Partners Phone: 609-910-4450 ¹⁰⁰⁶ Fax: _____
 Address: 5 Commerce Way, Suite 200 Town & State: Hamilton, NJ
 Email: kshelly@midatlanticeng.com Zip.: 08691

Proposed Use (please check all that apply):

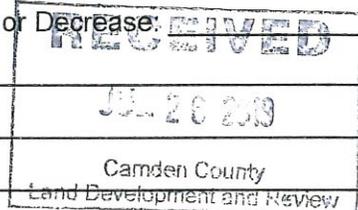
- | Residential | Commercial | Industrial |
|--|--|--|
| <input type="radio"/> Single Family Detached | <input type="radio"/> Retail | <input type="radio"/> Maintenance/ Repair Shop |
| <input checked="" type="radio"/> Town Homes | <input type="radio"/> Office | <input type="radio"/> Flex Space |
| 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

Project Description & Statistics:

Short Description of Project: _____

The proposed project involves the construction of eleven (11) two-story buildings containing 60 residential units, proposed internal roadways, associated parking, stormwater management measures and associated grading.

Increase in Impervious Coverage? YES NO Total Increase or Decrease: _____
 Total Amount of Land Disturbed: 9.79 Acres
 Total Gross SF of all Buildings/ Development: 80,024 SF
 Total New Residential Units: 60
 Total New Jobs Created: _____



SP-36-0-19

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: Hans Lampart / Eastern Pacific Development

Signature of Applicant:  _____ Date: 7-16-19

Agent Completing Application: Kevin E. Shelly / MidAtlantic Engineering Partners, LLC.

Signature of Agent: _____ Date: _____

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-36-6-19

Stamp Date Received Below

