

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 November 26th, 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 Projects for Board Action:
 - a. **Dollar General** SP-28-2-19 / M-28-1-19 Pine Hill Borough
Development of a Dollar General retail store
 - b. **Laurel Mills Redevelopment** SP-32-2-19 / MJ-32-1-19 Stratford Borough
80 Townhomes and 14,000 sq.ft. of retail
 - c. **Brotherton Brewing Company** SP-35-2-19 Waterford Township
Conversion of a Firehouse to a Brewery
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
October 22, 2019

The meeting was convened at 6:00 PM by Secretary Tom Schina 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. Tom Schina, Mr. Joe Pillo, Mr. Ryan Doran, Mr. Matthew Marrone, 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 September 24, 2019 meeting by Mr. Schina and seconded by Mr. Doran, all present were in favor.

Review of Projects for Board Action

SP-36-6-19

Winslow Cross Creek, Phase III

Winslow Twp.

Michael Floyd, Esq., and Bill Parkhill, PE were present for application.

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.

Phase IV – Senior Building – Ph 1 and 2 constructed & occupied.

Townhouse building is this phase.

The intersection does not warrant a left turn lane on Erial Road.

They will make road improvements and will take care of all storm water, All County Engineer's comments addressed.

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

PUBLIC COMMENTS

None.

CHAIRMAIN'S REPORT

None.

ATTORNEY'S REPORT

None.

COUNTY ENGINEER'S REPORT

None.

COUNTY PLANNING REPORT

Welcomed new planning board member Matthew Marrone.

NEW BUSINESS

None.

OLD BUSINESS

None

ADJOURNMENT

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

Respectfully Submitted,
Carol Sigman
Land Development & Review Clerk



CAMDEN COUNTY PLANNING BOARD
Land Development Review

Review List for Meeting

November 26, 2019

Application for Approval

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Dollar General	SP-28-2-19 / M-28-1-19	Pine Hill Borough	Development of a Dollar General retail store
SP-2	Laurel Mills Redevelopment	SP-32-2-19 / MJ-32-1-19	Stratford Borough	80 Townhomes and 14,000 sq.ft. of retail
SP-3	Brotherton Brewing Company	SP-35-2-19	Waterford Township	Conversion of a Firehouse to a Brewery

STAFF REPORT MEETING OF:	RE:	Dollar General
	Plan:	SP-28-2-19/M-28-1-19
	Municipality:	Pine Hill, Borough
	Applicant:	VMDH Enterprises, LLC
	Abuts County Route:	Cross Keys Rd.(Cr. 689)

The applicant proposes a minor subdivision for a lot line adjustment between Lots 2 and 3 of Block 127, in the Borough of Pine Hill. The property is currently vacant, consisting of 4.43 acres along southbound Berlin-Cross Keys Road (County Route No. 689). Proposed Lot 3 will be 1.43 acres and is proposed to be developed. Proposed Lot 2 will be 3.00 acres and will remain vacant at this time.

Lot 2 is proposed to be developed as a Dollar General retail store. The proposed improvements include the 9,100 square foot building, two infiltration basins and associated stormwater collection system, a parking lot, sidewalk, curbing and utilities. The parking lot will consist of 33 parking stalls, including 2 handicap parking stalls. There is one proposed driveway entrance to County Route No. 689 that will provide access to both Lots. The driveway is proposed to be on Lot 2 with an access easement for Lot 3.



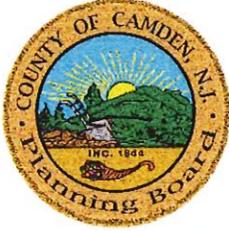
127
2

Chestnut Ave

Berlin Cross Keys Rd

Bittle Ave

Project Name <i>Dollar General</i>		Town Pine Hill Borough
Block 127	Lot 2 & 3	 camden county <small>Making It Better. Together.</small>
		
		<small>0 25 50 100 Feet</small>



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

**COUNTY PLAN:
SP-28-2-19/
M-28-1-19**

Pine Hill Dollar General

PROJECT NAME

Borough of Pine Hill

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: 27

PRELIMINARY PLAN

BLOCK: 127

X

OTHER – Minor Subdivision

LOT (s): 2&3

NAME: VMDH Enterprise, LLC

ADDRESS: 81 W. White Horse Pike

CITY: Berlin **STATE:** New Jersey **ZIP:** 08009

SITE ABUTS COUNTY HIGHWAY: Berlin-Cross Keys Road (County Route No. 689)

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

GENERAL

The applicant proposes a minor subdivision for a lot line adjustment between Lots 2 and 3 of Block 127, in the Borough of Pine Hill. The property is currently vacant, consisting of 4.43 acres along southbound Berlin-Cross Keys Road (County Route No. 689). Proposed Lot 3 will be 1.43 acres and is proposed to be developed. Proposed Lot 2 will be 3.00 acres and will remain vacant at this time.

Lot 2 is proposed to be developed as a Dollar General retail store. The proposed improvements include the 9,100 square foot building, two infiltration basins and associated stormwater collection system, a parking lot, sidewalk, curbing and utilities. The parking lot will consist of 33 parking stalls, including 2 handicap parking stalls. There is one proposed driveway entrance to County Route No. 689 that will provide access to both Lots. The driveway is proposed to be on Lot 2 with an access easement for Lot 3.

The following documents have been reviewed:

1. Site plan entitled "Dollar General, Major Site Plan & Minor Subdivision", prepared by Brian W. Cleary, The Pettit Group; dated July 25, 2019 and revised September 17, 2019.
2. Stormwater Management Report for "VMDH Enterprises, LLC", prepared by Brian W. Cleary, The Pettit Group; dated July 2019 and revised September 2019.
3. Traffic Statement for "VMDH Enterprises, LLC", prepared by Deanna B. Drumm, Traffic Planning and Design, dated September 3, 2019.
4. Existing Conditions Plan for "Block 127, Lots: 2 & 3", prepared by Frank A. Intessimoni, V & I Associates, dated May 7, 2019.
5. Minor Subdivision Plat / Lot Line Adjustment Plan for "207 Cross Keys Road", prepared by James A. Clancy, H.C.E. & S., dated July 26, 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, with an existing right-of-way of 49.5 feet. The Site Plans show a right-of-way half width along the property frontage of 37 feet. No additional right-of-way is required along the applicant's frontage.

SITE PLAN

1. The applicant is proposing improvements within the County right-of-way. These improvements include utility connections (gas, electric, sanitary sewer and storm sewer), curbing, sidewalk and a concrete driveway apron.
2. The Demolition Plan clearly shows all improvements to be removed within the County right-of-way.
3. In accordance with 3.3.1.1 common driveways to limit the number of conflicts along a County Road are encouraged. The applicant is proposing one common driveway to access Lots 2 & 3. An access easement will be required.
4. Sight triangles are provided in accordance with AASHTO standards and are shown on the plans. In accordance with 3.3.1.8, new roads shall be located to provide an unobstructed line of sight. The Site Plan, Sheet 5 should be revised to show that the area within the Sight Triangle shall be free of all vegetation or obstructions 18" high or higher. It appears that the trees closest to the driveway entrance are within the Sight Triangles.
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. The site plans show that a stop sign and stop bar will be provided at the driveway entering into the County Road.

7. Site Plans Must Conform with the Following Standards:

- 3.3.1.9 Applicant should be prepared to testify about the location of the proposed driveway as it pertains to proximity to the home on the adjacent lot, other driveways along southbound County Route No. 689 and the intersection with County Route No. 688. The home is approximately 20 feet from the driveway. There are two existing driveways approximately 150- and 200-feet further south from the proposed driveway. The intersections of County Routes Nos.689 & 688 are approximately 450 feet south of the proposed driveway. Northbound County Route No. 689 merges from two lanes to one just before the proposed entrance.
- 3.3.1.10.D In bound semi-trailers turning right into the site would utilize the full width of the driveway to enter the site. This could cause significant conflict with passenger cars if trucks arrive during business hours.
- 3.3.1.10.F The plans should be revised to show a crosswalk between the ADA curb ramps along the County Road. Crosswalk lines across county roads, municipal roads or driveways shall consist of 6" wide white extruded thermoplastic material, separated by a 6' gap.

8. The following is noted regarding the Traffic Statement provided by the applicant:

- The expected trip generations should be broken down which direction the vehicle is traveling, southbound or northbound.
- The engineer does not include an assessment of existing peak hour conditions at the nearby signalized intersection of Berlin-Cross Keys Road and Turnersville-Hickstown Road. Observations should be conducted during the peak hours and information provided to show the existing operation, including any vehicular queuing at the westbound approach that might hinder turns at the site.
- The engineer should provide gap analysis documenting the adequacy of Berlin-Cross Keys Road in providing gaps for eastbound left turns into the site as well as left and right turns leaving the site.
- The traffic analysis must be revised prior to the Planning Board hearing.

Utilities

There is an area in the County Road where a sanitary lateral connection within the County Road that will also require full depth repairs. Pavement restoration from the curb to the centerline joint shall be depicted on the plans and called out.

STORMWATER MANAGEMENT NJAC 7:8

9. The applicant is ultimately disturbing one or more acres (43,560 SF) of land and increasing impervious surface by one-quarter acre (10,890 SF) or more. In the existing conditions all stormwater is collected in a central point on site and does not discharge into the County collection system. As there is no runoff leaving the site currently the applicant is proposing to detain/infiltrate the entire 100-year storm volume, in order to meet the required water quantity rate reductions.
10. The New Jersey Best Management Practice (BMP) Manual requires that the lowest orifice in an infiltration basin be set at the water quality storm elevation. The applicant is proposing to detain more than the water quality storm, which would require a waiver from the NJDEP. Per the

Municipal Engineer's review letter, the applicant is in communication with NJDEP to obtain a waiver. A copy of the waiver shall be provided to the County upon approval.

11. Two stormwater management basins have been provided that meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge, should the NJDEP grant a waiver allowing the applicant to store more than the water quality storm in the proposed basins.
12. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided in order to ensure that the stormwater system can be maintained in perpetuity. The Municipal Engineer's review letter show that the applicant has prepared a maintenance plan however, a copy has not been provided to the County for review.
13. 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.
14. The drainage area maps, and stormwater calculations shall be revised to include any contributing off-site drainage areas. There appears to be an area west of Lot 3 where stormwater will flow on site from the adjacent Lot 2.
15. The applicant's Stormwater Management Report stated that a groundwater mounding analysis was provided in Appendix B however, Appendix B did not appear to be included with the stormwater report.
16. There appears to be an area in the northeast corner of the parking lot, near the handicap parking, that is flat and may not drain, resulting in standing water.
17. There is an error message in the HydroCAD calculations for the Summary of Pond B-02: Basin for the 2-year storm. The calculations should be revised to fix this error.

DETAILS

18. All construction or reconstruction within the County right-of-way is to be at County standards, and NJ DOT ADA standard details. A NJDOT standard detail shall be added to the plans for the ADA curb ramps along a radius within the County R.O.W.
19. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. 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. Note(s) shall be included in the detail that state that as part of pavement restoration all pavement markings shall be installed in accordance with 3.3.1.16.
20. The following County standard details are required for improvements in the County right-of-way:
Details:
 1. RCP Storm Sewer Installation
 2. Trench Restoration in HMA 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.
21. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
22. 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.
23. 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.
24. Underground irrigation systems shall not be located within the County right-of-way.
25. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

26. Applicant is responsible for all environmental permits required.



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

10/10/19
DATE

CC: Applicant: VMDH Enterprises, LLC, c/o John Soubasis: john@soubasis.com
Applicant Attorney: Laura D'Allesandro: lmd@delducalewis.com
Applicant Engineer: Brian W. Cleary: bcleary@pettitgroup.com
Municipal Planning Board Secretary: Les Gallagher: lgallagherjr@pinehillboronj.com
Municipal Review Engineer: Hugh J. Dougherty: hdougherty@pennoni.com



| YOUR GOALS. OUR MISSION.

Memorandum

To: Andrew Levecchia
From: Maxwell Peters
Date: November 18, 2019

Re: Pine Hill Dollar General
Borough of Pine Hill, Block 127, Lots 2 & 3
Berlin-Cross Keys Road (C.R. 689)
T&M #CAMDR0006

We have reviewed the Traffic Evaluation prepared by Traffic Planning and Design dated November 12, 2019. The applicant has addressed the traffic related comments in the October 10, 2019 Camden County Planning Board review letter for Pine Hill Dollar General, and we have no further traffic related comments.

G:\Projects\CAMD\R0006\Correspondence\2019-11-18 Traffic Memo_ Pine Hill Dollar General.docx

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:

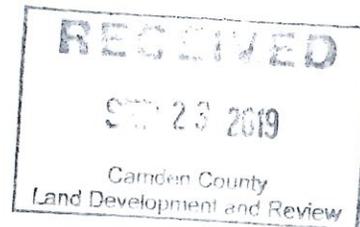
Project Name: Pine Hill Dollar General

Project Address (if applicable) & Municipality: 207 Cross Keys Road, Borough of Pine Hill

Abuts County Road: Berlin Cross-Keys Road County Route No.: 689

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): 27

Existing Zoning: LBD - Limited Business District

Block(s): 127

Variance(s) Required: Yes

Lot(s): 2 & 3

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-28-7-19/M-28-#-19

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: VMDH Eneerprises, LLC Phone: 856-933-9404 Fax: 856-933-9335
 Address: 81 W. White Horse Pike Town & State: Berlin, NJ
 Email: john@soubasis.com Zip.: 08009

Attorney: Laura D'Allesandro Phone: 856-427-4200 Fax: 856-427-4241
 Address: 21 E. Euclid Avenue, Suite 100 Town & State: Haddonfield, NJ
 Email: lmd@delducalewis.com Zip.: 08033

Engineer: Brian W. Cleary, PE Phone: 856-464-9600 Fax: 856-464-9606
 Address: 497 Center Street Town & State: Sewell, NJ
 Email: bcleary@pettitgroup.com Zip.: 08080

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: Minor subdivision to relocated an existing lot line to provide a lot that meets the needs of Dollar General. Major Site Plan for the construction of a 9,100 SF Dollar General, associated site improvements, and a stormwater management facility.

Increase in Impervious Coverage?: YES NO Total Increase or Decrease: Increase - 30,342 SF

Total Amount of Land Disturbed: 69,470 SF (1.59 Acres)

Total Gross SF of all Buildings/ Development: 9,100 SF

Total New Residential Units: N/A

Total New Jobs Created: 6

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? Lot line relocation

Size of Existing Lot(s): _____
Lot 2 - 111,076.68 SF (2.56 Acres)
Lot 3 - 81,651.81 SF (1.874 Acres)

Portion to be Subdivided: 4.424 Acres

Municipal Use:

Title of Municipal Official: Mr. Les Gallagher, Board Secretary

Authorized Municipal Signature: *Les Gallagher* Date: 9/20/19

Transmittal Date (if applicable): _____

Phone Number: (856) 783-7400 x 211

Signatures Required:

Name of Applicant: VMDH Enterprises, LLC

Signature of Applicant: *Manuel Barrios* Date: 9-18-19

Agent Completing Application: Brian W. Cleary

Signature of Agent: *B. Cleary* Date: 9-20-19

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number SP-28-219/
M-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: VMDH Enterprises, LLC

Is the Company a Corporation? YES NO

If yes, what State is the Corporation incorporated in? _____

Is the Company a Partnership? YES / NO

Is Company an Individual Owner? YES / NO

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

Name	Address	Title
Vasilios Kolovos	81 West White Horse Pike, Berlin, NJ 08009	MEMBER
Hristos Kolovos	81 West White Horse Pike, Berlin, NJ 08009	MEMBER
Manwell Kolovos <u>BAROJA</u>	81 West White Horse Pike, Berlin, NJ 08009	MEMBER
Dimitrios Kolovos	81 West White Horse Pike, Berlin, NJ 08009	MEMBER

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

X Manwell Baroja
Signature of Owner & Title

9-18-19
Date

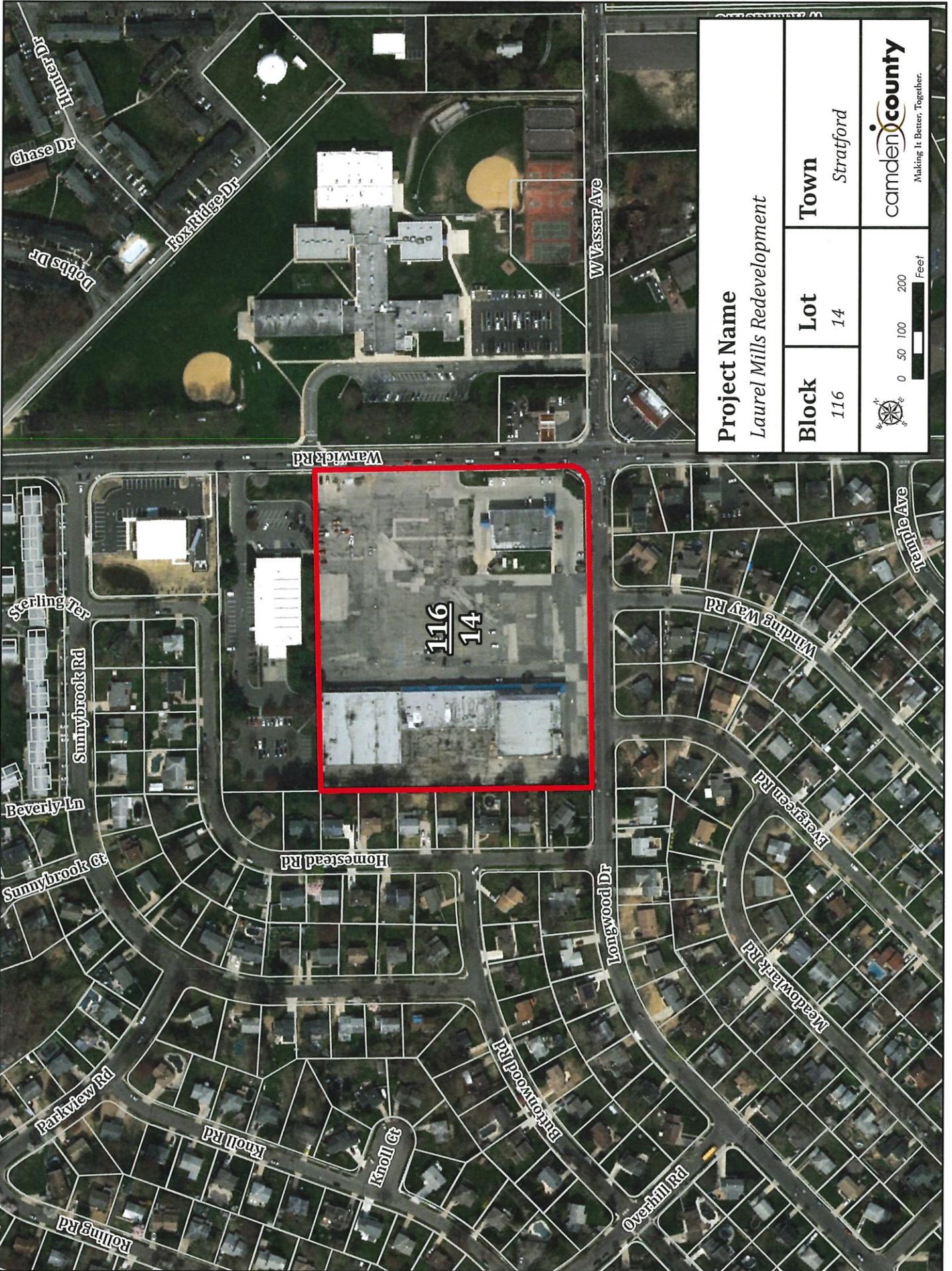
X _____
Signature of Owner & Title

Date

STAFF REPORT MEETING OF:	RE:	Laurel Mills Redevelopment
	Plan:	SP-32-2-19 / MJ -32-1-19
	Municipality:	Stratford, Borough
	Applicant:	Laurel Mills, LLC.
	Abuts County Route:	Warwick Rd. (Cr. 669)

The Applicant is proposing a Major Subdivision of Lot 14 within Block 116. The existing lot is partially vacated commercial property (identified as Laurel Mill Stratford Market) encompassing 7.48 acres. The applicant is proposing to subdivide this lot into 75 new lots, with 80 residential townhome units and a 14,000 SF retail building. The lot fronts Warwick Road, County Route 669, to the north and Longwood Drive to the east. The remainder of the lot is bounded by existing properties to the south and west. The development includes multiple site access points. The proposed site access points on Warwick Road will service the proposed 14,000 SF commercial property. The proposed site access points on Longwood Drive will service the residential properties. All access points will be stop-controlled with two-way ingress/egress. There are no turning movement restrictions for the site access.

The engineer is proposing non-structural BMPs to address water quality, quantity and groundwater recharge. The non-structural BMPs consist of impervious disconnects and an overall reduction in impervious area.



Project Name

Laurel Mills Redevelopment

Block

116

Lot

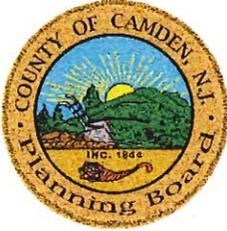
14

Town

Stratford



camdencounty
Making It Better. Together.



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

**COUNTY PLAN:
MJ-32-1-19
SP-32-2-19**

Laurel Mills, LLC
PROJECT NAME

Borough of Stratford
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: 21

1st Review (10/04/2019)

PRELIMINARY PLAN

BLOCK: 116

OTHER

LOT (s): 14

NAME: The Reserve at Laurel Mill Farms (Green Property, LLC)

ADDRESS: 102 Warwick Road

CITY: Stratford **STATE:** NJ **ZIP:** 08084

SITE ABUTS COUNTY HIGHWAY: Warwick Road (CR 669)

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

GENERAL

The County Planning Board application for "Laurel Mills, LLC" has been reviewed. The Applicant is proposing a Major Subdivision of Lot 14 within Block 116. The existing lot is partially vacated commercial property (identified as Laurel Mill Stratford Market) encompassing 7.48 acres. The applicant is proposing to subdivide this lot into 75 new lots, with 80 residential townhome units and a 14,000 SF retail building. The lot fronts Warwick Road, County Route 669, to the north and Longwood Drive to the east. The remainder of the lot is bounded by existing properties to the south and west. The development includes multiple site access points. The proposed site access points on Warwick Road will service the proposed 14,000 SF commercial property. The proposed site access points on Longwood Drive will service the residential properties. All access points will be stop-controlled with two-way ingress/egress. There are no turning movement restrictions for the site access.

The engineer is proposing non-structural BMPs to address water quality, quantity and groundwater recharge. The non-structural BMPs consist of impervious disconnects and an overall reduction in impervious area.

The following documents have been reviewed:

1. Preliminary and Final Major Subdivision entitled "Laurel Mills Redevelopment Project", Site Layout Plan, Sheet 3 of 14, prepared by David P. Kreck, PE, CME, The Pettit Group LLC; originally dated 10/25/17.
2. Borough of Stratford Joint Land Use Board Review Letter for "The Reserve at Laurel Mill Farms", prepared by Bach Associates, PC, dated September 6, 2019.
3. Stormwater Analysis for "Green Property, LLC" Block 116, Lot 14, Plate 21, Borough of Stratford, Camden County, New Jersey, prepared by The Pettit Group, LLC; dated January 2018.
4. Traffic Engineering Assessment for "Green Property, LLC", prepared by Shropshire Associates, LLC; dated January 25, 2018.

TRAFFIC

1. Camden County concurs with the findings of the Borough of Stratford Joint Land Use Board Review Letter, prepared by Bach Associates, PC, dated September 6, 2019 and recommends the following be considered to supplement the comments of Bach Associates, PC.
 - a. The installation of proposed stop signs should be supplement by a stopbar and placed a minimum of four-feet (4') in advance of all crosswalks.
2. Applicant should upgrade all existing regulatory and warning signs along Longwood Drive to current MUTCD Standards. Any proposed signing and striping improvements should be detailed on Site Layout Plan, Sheet 3 of 14.
3. The Applicant has distributed 100% of site generated traffic for the proposed 14,000 SF retailed development to the western most driveway on Warwick Rd. Site Driveway "D". A revised traffic analysis with 50%/50% distribution of traffic between the two driveways on Warwick Rd. must be performed and submitted prior to the applicant being scheduled before the County Planning Board.
4. The existing signalized intersection of Warwick Road and Longwood Drive has "No Turn on Red" Signs posted on all approaches. The Applicant Synchro Analysis has been completed with Right Turn on Red permitted (i.e. "Yes" on Synchro 9 Reports) on all signalized intersection approaches. The Applicant shall revise and resubmit the Traffic Engineering Assessment prior to being heard before the County Planning Board.
5. The revised Traffic Engineering Assessment shall include the signalized intersection Level of Service results using the Highway Capacity Manual (HCM) 2010 Reports.

STORMWATER MANAGEMENT NJAC 7:8

1. The proposed improvements ultimately disturb one or more acres (43,560 SF) of land and therefore meet the definition of "major development" under NJAC 7:8.
2. The applicant is ultimately disturbing one or more acres (43,560 SF) of land, however the existing impervious surface on site is being reduced from 7.42 acres to 4.88 acres. A stormwater management basin for water quality, water quantity, and ground water recharge is not required in

accordance with NJAC 7:8.

3. Camden County concurs that the applicant is not required to meet the recharge requirements under NJAC 7:8 for reasons provided above.

4. The following comments are provided regarding the calculations, SWM Report and Plans:

Sheet 4 of 14

- a. MH2 and MH4 are in the wheel path. Can these be shifted.
- b. Will a separate detail for MH3 be required for connecting to the existing 24" HDPP.

Sheet 8 of 14

- a. Provide symbols and legend for erosion and sediment control (ESC) devices.
- b. Show and label Silt Fence
- c. Add construction entrance for access from Road A to Longwood Drive (or barricade if not being used for site egress.
- d. Show sediment traps and temp. swales for interim conditions until proposed drainage has been constructed and is online. Sediment traps were referenced in the sequence of construction on sheet 9 of 14.

Stormwater/Drainage Report

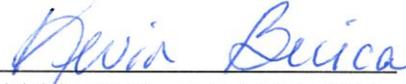
- a. Conduit nodes 1,9,10,11, and 12 do not meet the minimum slope criteria.
- b. Inlet 3 grate elevation is 83.04' on the plans and 82.60' in report. Please correct as necessary.
- c. Existing Inlet in report computations should be labeled MH5.
- d. Existing 24" HDPP from MH3 was not included in capacity analysis.
- e. Existing 24" HDPP at outfall was not evaluated. Flows entering this pipe are 10.7cfs from MH3 and 21.87cfs from MH5.
- f. Spread computations were not provided for inlet layout. Compliance with allowable spread could not be reviewed.
- g. Hydraulic grade line computations were not provided in report. Compliance with HGL requirements could not be reviewed.

ADMINISTRATIVE

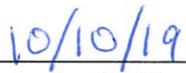
1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
2. All Camden County Planning Board Approvals are contingent upon 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. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
6. 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.
7. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.
8. 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.
9. Underground irrigation systems shall not be located within the County right-of-way.
10. Applicant is responsible for all environmental permits required.



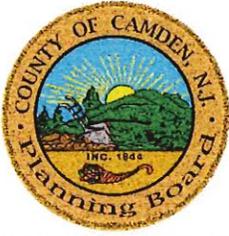
KEVIN BECICA, PE, PP, CME, CFM
County Engineer



DATE



Cc: Applicant: Laurel Mills, LLC, Email: mannysethi@gmail.com
Attorney: Damien O. Del Duca, Phone: 856-427-4200, Fax: 856-427-4241 Email: dod@delducalewis.com
Applicant Engineer: David Kreck, PE, CME, Email: dkreck@pettitgroup.com
Municipal Joint Land Use Board Secretary: Sharon McCart Phone: 856-783-0600 Fax: 856-783-7949
Municipal Review Engineer: Bach Associates, Fax: 856-546-8612



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

**COUNTY PLAN:
MJ-32-1-19
SP-32-2-19**

Laurel Mills, LLC
PROJECT NAME

Borough of Stratford
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: 21

2nd Review (11/15/2019)

PRELIMINARY PLAN

BLOCK: 116

Traffic Review

OTHER

LOT (s): 14

NAME: The Reserve at Laurel Mill Farms (Green Property, LLC)

ADDRESS: 102 Warwick Road

CITY: Stratford **STATE:** NJ **ZIP:** 08084

SITE ABUTS COUNTY HIGHWAY: Warwick Road (CR 669)

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

The following documents have been reviewed:

1. Traffic Engineering Assessment for "Green Property, LLC", prepared by Shropshire Associates, LLC; dated January 25, 2018. **(Revised November 7, 2019)**

TRAFFIC

Applicant submitted a revised Traffic Engineering Assessment for "Green Property, LLC", prepared by Shropshire Associates, LLC; dated November 7, 2019. The comments from the first review, dated October 4, 2019, are included for reference.

1. JMT concurs with the findings of the Borough of Stratford Joint Land Use Board Review Letter, prepared by Bach Associates, PC, dated September 6, 2019. JMT recommends the following be considered to supplement the Comments of Bach Associates, PC.
 - a. The installation of proposed stop signs should be supplement by a stopbar and placed a

minimum of four-feet (4') in advance of all crosswalks.

2. Applicant should upgrade all existing regulatory and warning signs along Longwood Drive to current MUTCD Standards. Any proposed signing and striping improvements should be detailed on Site Layout Plan, Sheet 3 of 14.

3. The Applicant has distributed 100% of site generated traffic for the proposed 14,000 SF retail development to Site Driveway "D". The Applicant shall provide justification for this assumption.

Response Following 2nd Review (11/15/2019): Applicant has revised trip distribution (Figure 11) to distribute traffic at Site Driveways 'C' & 'D'. This distribution is acceptable.

4. The existing signalized intersection of Warwick Road and Longwood Drive has "No Turn on Red" Signs posted on all approaches. The Applicant Synchro Analysis has been completed with Right Turn on Red permitted (i.e. "Yes" on Synchro 9 Reports) on all signalized intersection approaches. The Applicant shall revise and resubmit the Traffic Engineering Assessment.

Response Following 2nd Review (11/15/2019): Complete.

5. The revised Traffic Engineering Assessment shall include the signalized intersection Level of Service results using the Highway Capacity Manual (HCM) 2010 Reports.

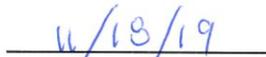
Response Following 2nd Review (11/15/2019) Complete.

6. This review concurs with the Applicant assessment of the AM Peak Hour Build Conditions being impacted by the Elementary School traffic. The following shall be noted for the AM Peak Hour:
 - a. The revised Traffic Engineering Assessment details the signalized intersection of Longwood Drive and Warwick Road operates at overall LOS 'C' in the existing condition, with LOS "D" (43.1 seconds of delay per vehicle) on the SE Approach. The SE Approach of the intersection will operate near capacity (v/c ratio 0.97) during the AM Peak Hour of the Build Condition.
 - b. The Build Condition details the signalized intersection of Longwood Drive and Warwick Road operates at overall LOS 'D' in the Build Condition, with LOS "F" (64.3 seconds of delay per vehicle) on the SE Approach. The SE Approach of the intersection will operate above capacity (v/c ratio 1.05) during the AM Peak Hour of the Build Condition.

7. Applicant shall provide testimony to the AM Peak Hour Build Conditions.



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



DATE



Cc: Applicant: Laurel Mills, LLC, Email: mannysethi@gmail.com
Attorney: Damien O. Del Duca, Phone: 856-427-4200, Fax: 856-427-4241 Email: dod@delducalewis.com
Applicant Engineer: David Kreck, PE, CME, Email: dkreck@pettitgroup.com
Municipal Joint Land Use Board Secretary: Sharon McCart Phone: 856-783-0600 Fax: 856-783-7949
Municipal Review Engineer: Bach Associates, Fax: 856-546-8612

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: Laurel Mills Redevelopment Project

Project Address (if applicable) & Municipality: 102 Warwick Road, Stratford, NJ

Abuts County Road: Warwick Road County Route No.: 669

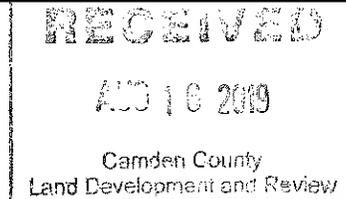
Type of Submission (please check one):

- 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): 21

Block(s): 116

Lot(s): 14

Existing Zoning: Laurel Mills Redev Area - Underlying
Variance(s) Required: Zone is C-Commercial

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

MS-32-1-19

SP-32-2-19

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Laurel Mills, LLC Phone: _____ Fax: _____
 Address: 15 Wilkins Avenue Town & State: Jersey City, NJ
 Email: mannysethi@gmail.com Zip.: 07305

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

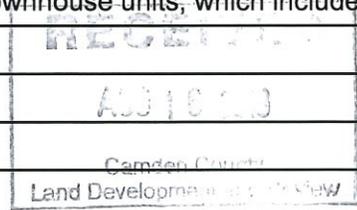
Engineer: David Kreck, PE, CME Phone: _____ Fax: _____
 Address: 497 Center Street Town & State: Sewell, NJ
 Email: dkreck@pettitgroup.com Zip.: 08080

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 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: Applicant seeks major subdivision approvals to subdivide the existing lot into 70 building lots, 3 open space lots and 1 common area lot. Applicant also seeks site plan approval to construct a 14,000 sf retail facility, along Warwick Road, and 80 townhouse units, which include 16 affordable units.



Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: _____
 Total Amount of Land Disturbed: 7.67 acres
 Total Gross SF of all Buildings/ Development: _____
 Total New Residential Units: 80
 Total New Jobs Created: _____

MS-32-1-19 SP-32-2-19

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? 75

Size of Existing Lot(s): 7.48 acres

Portion to be Subdivided: 7.48 acres

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

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: Laurel Mills, LLC

Signature of Applicant: *Jayna D'Allesandro* Date: 8/12/19
Authorized Agent for Applicant

Agent Completing Application: Laura M. D'Allesandro, Attorney for Applicant

Signature of Agent: *Jayna D'Allesandro* Date: 8/12/19

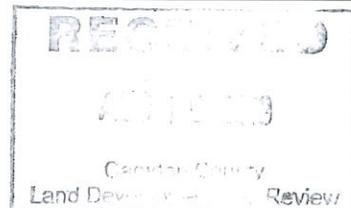
For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: MJ-32-1-19
SP-32-2-19

Stamp Date Received Below



STAFF REPORT MEETING OF:	RE:	Brotherton Brewing Company
	Plan:	SP-35-2-19
	Municipality:	Waterford Twp.
	Applicant:	Old Indian Mills Development Company
	Abuts County Route:	Atco Ave. (Cr. 710) and Raritan Ave. (Cr. 713)

Applicant is proposing the development of a brewery in the former Waterford Twp. Fire Station on Cr. 710, Atco Ave. The property is L – shaped and has frontage on both Raritan Ave. (Cr. 713) and Atco Ave. (710). Applicant seeks approval to construct, expand and provide new access to an existing parking lot fronting Raritan Ave. (Cr. 713). Currently the parking lot has two access points; the applicant is seeking approval to consolidate the driveways, construct a new driveway apron and close off the exiting access points.



Project Name Brotherton Brewing		Town Waterford Twp
Block 1303	Lot 3 & 16	 camden county Making It Better, Together.

Atco Ave

Raritan Ave

Church St

W Atlantic Ave

1303
3

1303
16



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

**COUNTY PLAN:
SP-35-2-19**

Old Indian Mills Development Company

PROJECT NAME

Waterford Twp.

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: _____

____1st review ____

PRELIMINARY PLAN

BLOCK: 1303

OTHER

LOT (s): 3 + 16

NAME: Old Indian Mills Development Company

ADDRESS: 6 Jessica Court.

CITY: Tabernacle **STATE:** NJ **ZIP:** 08088

SITE ABUTS COUNTY HIGHWAY: Raritan Ave. (Cr. 713) and Atco Ave. (Cr. 710)

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

GENERAL

Applicant is proposing the development of a brewery in the former Waterford Twp. Fire Station on Cr. 710, Atco Ave. The property is L – shaped and has frontage on both Raritan Ave. (Cr. 713) and Atco Ave. (710). Applicant seeks approval to construct, expand and provide new access to an existing parking lot fronting Raritan Ave. (Cr. 713). Currently the parking lot has two access points; the applicant is seeking approval to consolidate the driveways, construct a new driveway apron and close off the exiting access points.

The following documents have been reviewed:

1. Site plan entitled Brotherton Brewing Company prepared by Charles J. Collins, Jr.; dated August 5th, 2019 and revised 10/8/2019.
2. Land Title Survey for 2208 Atco Ave., prepared by Steven R. Kelly, PLS, PP , dated July 22, 2019

RIGHT OF WAY

1. The applicant is proposing improvements in the County rRght-of-Way and the County is not requesting additional Right-of-Way

SITE PLAN

1. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way. Applicant should include an Existing Conditions and clearly depict demolition of any structures, driveways and removal of trees on the Site Plan. Existing Conditions Plan must depict the curb along the frontage of the property along Raritan Ave. Cr. 713 as what its current condition is.
2. 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.
3. Sight triangle easements shall be required at all existing and proposed road or street intersections with a county road and at driveways as determined to be necessary by the County Engineer. Site Triangle must be displayed on the Site Plan. 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.

4. Site Plans Must Conform with the Following Standards:

- 3.3 **Site Plan** – the existing site plan must be updated to accurately represent the site. Currently, along Raritan Ave. Cr. 713 there are two driveways that will be closed off and consolidated into one driveway. The two driveways seem to be makeshift and not permitted by the Camden County Permits Department. The Site Plan depicts that the site has existing concrete curb. The curb is severely dilapidated, destroyed and out of place from the use of the unpermitted driveways. The applicant must provide curbing along the entire frontage of the site on Raritan Ave. Cr. 713 and provide the proper County Curb, Roadway restoration and driveway details and required by the Camden County Development Standards.

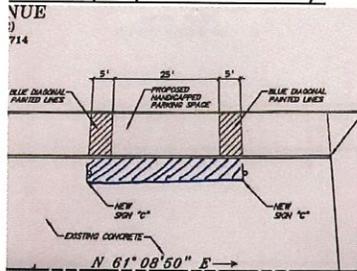
The site plan must include and depict the centerline of each County Road on the plan.

3.3.1 **Access Location**

3.3.1.1 Marginal Access Roads, Service Road, and Common Driveways

(Plan Conforms – applicant is reducing the number of driveways from two to one.

- 3.3.1.10.C **Width of Driveways that Intersect a County Road**
(*Plan Conforms*)
- 3.3.1.10.D **Corner Radii / Curb Return Radii / Driveway Aprons**
(*Plan Does Not Conform*) applicants' driveway must conform to this standard
- 3.3.1.10.E **Driveway and Apron Material** (*Plan Does Not Conform*) – the applicant proposed to install a concrete driveway but must show the length of the driveway and concrete to conform with this standard and to be at least 25 ft. from the edge of pavement. All details on the site plan should be Camden County details and updated to match Camden County Development Regulations.
- 3.3.1.10.F **Americans with Disabilities Act (ADA) Requirements**
(*Plan Does Not Conform*) – the County shares the concerns of the municipality about the location of the ADA parking spaces and requires these spaces to be parallel with the accessible area outlined on the side of the spaces adjacent to the proposed brewery.



- 3.3.1.10.G **Stop Sign and Stop Bar**(*Plan Does Not Conform*) – site plan must show stop bar and signage at the driveway approach with the County Roadway.

Camden County Development Review Regulations and Engineering Details can be found at <https://www.camdencounty.com/service/public-works/planning/planning-documents/> click on Procedures and Regulations and Engineering Details.

STORMWATER MANAGEMENT NJAC 7:8

5. The proposed improvements do not 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 do not meet the definition of “major development” under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are not required.

DETAILS

6. All curb should be designed in accordance with County Design Standards-Roads, Chapter IX E.4.
7. All curb radii for all roadways and driveways should be checked to ensure that an emergency vehicle or delivery vehicle can exit the driveway without turning into oncoming traffic.
8. 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.

9. 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 Driveway and Concrete Apron
4. Standard HMA Driveway Section: Adjacent to Reinforced Concrete Sidewalk and Apron
5. Standard Driveway Treatment: Apron and Flare (Plan View)
6. Standard Pavement Marking Legend
7. Roadway Widening Roadway Restoration
 - A. Typical Roadway Restoration for Curb Installation

ADMINISTRATIVE

10. 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.
11. 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.
12. 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.
13. Camden County Planning Board Process – Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board **does not** provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.
14. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
15. 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.
16. 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.

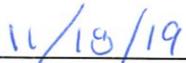
17. Underground irrigation systems shall not be located within the County right-of-way.

OUTSIDE AGENCY APPROVALS

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



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



DATE



Cc: Applicant: koriente@comcast.net
Applicant Attorney: Patrick McAndrew, ESQ. pfxmlanduse@aol.com
Applicant Engineer: not listed by applicant
Municipal Planning Board Secretary: planning@waterfordtp.org
Municipal Review Engineer: Jeff Hanson PE, ghanson@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: _____

Project Address (if applicable) & Municipality: 2208 ATCO AVE, WATERFORD

Abuts County Road: ATCO AVE County Route No.: 714

Type of Submission (please check one):

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

Original Site Plan Application No.: _____ Date Originally Approved: _____

- Resubmission of Major Subdivision

Original Major Subdivision Application No.: _____ Date Originally Approved: _____

Tax Map Data:

Plate(s): _____

Block(s): 1303

Lot(s): 3-16

Existing Zoning: TOWN CENTER TC - COMMERCIAL

Variance(s) Required: GRANTED BY TOWN IN ATTACHED RESOLUTION

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: OLD INDIAN MILLS DEVELOPMENT CO. Phone: 609-743-5516 Fax: _____
 Address: 6 JESSICA COURT Town & State: TABERNACLE NJ 08088
 Email: KORIENTE @ COMCAST. NET Zip.: _____
 Attorney: PATRICK McANDREW Phone: 856 278 7296 Fax: _____
 Address: P. O. BOX 88 Town & State: HADDON HTS, NJ
 Email: PFX M LAND USE @ AOL. COM Zip.: 08035
 Engineer: _____ Phone: _____ Fax: _____
 Address: _____ Town & State: _____
 Email: _____ Zip.: _____

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 <u>BREWERY</u> | <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: CONVERTING EXISTING FIREHOUSE
TO MICRO-BREWERY

Increase in Impervious Coverage? YES NO Total Increase or Decrease: 64% +/- NOW
72% +/- PROPOSED
 Total Amount of Land Disturbed: _____
 Total Gross SF of all Buildings/ Development: NO CHANGE
 Total New Residential Units: N/A
 Total New Jobs Created: _____

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

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

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: _____

Signature of Applicant: _____ Date: _____

Agent Completing Application: PATRICIA McANDREW

Signature of Agent: [Signature] Date: 10/31/2019

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: OLD INDIAN MILLS DEVELOPMENT CO.

Is the Company a Corporation? YES / NO LLC

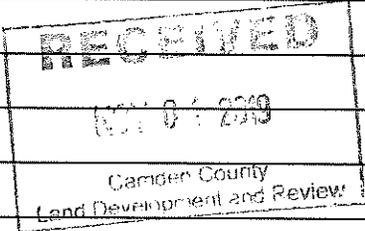
If yes, what State is the Corporation incorporated in? NJ

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>KEITH ORIENTE</u>		
<u>DANIEL ORIENTE</u>		
<u>ANTHONY VALENZANO</u>		
<u>MARK VALENZANO</u>		
<u>DAMIAN VAN HORN</u>		
<u>c/o KEITH ORIENTE</u>		
	<u>MANAGING MEMBER</u>	
	<u>6 JESSICA COURT</u>	
	<u>TABER WACLE NJ 08388</u>	



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

X 
Signature of Owner & Title

10/29/2019
Date

X _____
Signature of Owner & Title

Date

SP-35-2-19

**2020 MEETING SCHEDULE
OF THE CAMDEN COUNTY PLANNING BOARD**

Tuesday, January 28

Tuesday, February 25

Tuesday, March 24

Tuesday, April 28

Tuesday, May 26

Tuesday, June 23

Tuesday, July 28

Tuesday, August 25

Tuesday, September 22

Tuesday, October 27

Tuesday, November 24

Tuesday, December 22