

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 December 17th, 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:
 - SP-1 Hampton Rd. Redevelopment SP-12-16-19 Cherry Hill
252-unit apartment complex
 - SP-2 DR MEM, LLC SP-15-8-19 Gloucester Twp.
driveway and circulation modifications to existing use
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
November 26, 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. Tom Schina, Mr. Ryan Doran, Mr. Matthew Marrone, Ms. Alexis Williams and Ms. Kevin Becica, County Engineer were all present.

Planning Board Solicitor: Mr. Matthew White was present.

Staff: Mr. Andrew Levecchia was present.

MINUTES

A motion was made to approve the minutes of the October 22, 2019 meeting by Mr. Doran and seconded by Mr. Marrone, all present were in favor.

Review of Projects for Board Action

1. SP-28-2-19/M-28-1-19 Dollar General Pine Hill, NJ .

Damien DelDuca, Esq., David Kreck, PE, Deanna Drum PE, John Soubasis – owner were present for application.

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.

Applicant agrees to all engineering comments.

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

2. SP-32-2-19 / MJ-32-1-19 Laurel Mills Redevelopment Stratford Borough

Damien DelDuca, Esq., David Kreck, PE, and Nathan Mosley PE were present for the application.

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.

Applicant agrees to all engineering comments.

Mr. Gentless – member of the public – asked several questions about traffic and the flow of traffic at the intersection of Warwick Rd. and Longwood Drive and if there is a need for a right turn slip ramp off of Warwick Rd. onto Longwood Dr. Mr. Mosley – traffic engineer for the applicant responded to Mr. Gentless and explained why this type of structure is not warranted nor recommended. Ms. Becica provided further insight of why this type of structure is not recommended near an intersection next to school.

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

3. SP-35-2-19

Brotherton Brewing Company

Waterford Township

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.

Applicant agrees to all engineering comments.

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

PUBLIC COMMENTS

Mr. Gentless from Stratford Borough spoke about application SP-32-2-19 / MJ-32-1-19. Please see comments under **Review of Projects for Board Action**

CHAIRMAN'S REPORT

None.

ATTORNEY'S REPORT

None.

COUNTY ENGINEER'S REPORT

None.

COUNTY PLANNING REPORT

Mr. Levecchia discussed a letter received by the Planning Board from the Builders League of South Jersey making the Board aware of some items in the Development Regulations that they have concern with the wording. Mr. Levecchia mentioned that he would speak with County Counsel and that he did not see a problem with correcting the wording and making changes to the Development Regulations based on the case law cited in the letter.

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,
Andrew Levecchia PP/AICP
Director of Planning

**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



CAMDEN COUNTY PLANNING BOARD
Land Development Review

Review List for Meeting

December 17, 2019

Application for Approval

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Hampton Rd. Redevelopment	SP-12-16-19	Cherry Hill	252 unit apartment complex
SP-2	DR MEM,LLC	SP-15-8-19	Gloucester Twp.	driveway and circulation modifications to existing use

STAFF REPORT MEETING OF:	RE:	Hampton Rd. Redevelopment
	Plan:	SP-12 -16-19
	Municipality:	Cherry Hill
	Applicant:	FMP CH Hampton. LLC
	Abuts County Route:	Cr. 636 Cuthbert Blvd & Cr. 623 Hampton Rd.

The applicant is seeking approval to demolish the existing buildings on the site, clear the site and construct apartment buildings and ancillary facilities. The proposal includes the following facilities:

252 apartment units within 18 apartment buildings

Three (3) access driveways, including

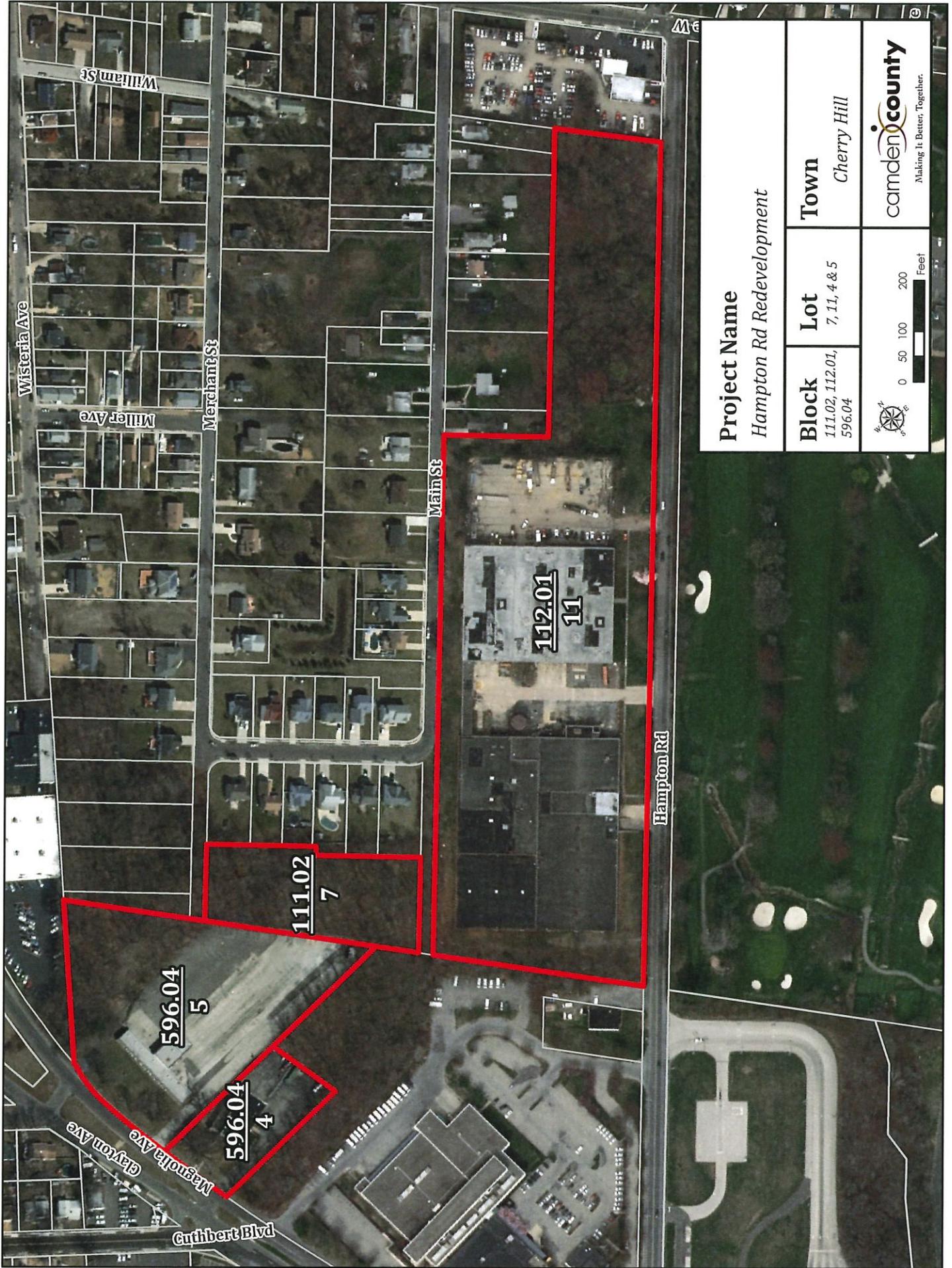
One (1) along Magnolia Avenue (CR 637)

Two (2) along Hampton Road (CR 623)

Parking lots providing 498 parking stalls

Three (3) stormwater management basins

The applicant has already demolished the buildings and partly cleared the site. The County has resurfaced Hampton Road (CR 623) along the site and constructed curb, sidewalk and site accesses along the site frontage. Accordingly, the applicant does not propose work within the Hampton Road (CR 623) right-of-way.



Project Name
Hampton Rd Redevelopment

Block
111.02, 112.01,
596.04

Lot
7, 11, 4 & 5

Town
Cherry Hill

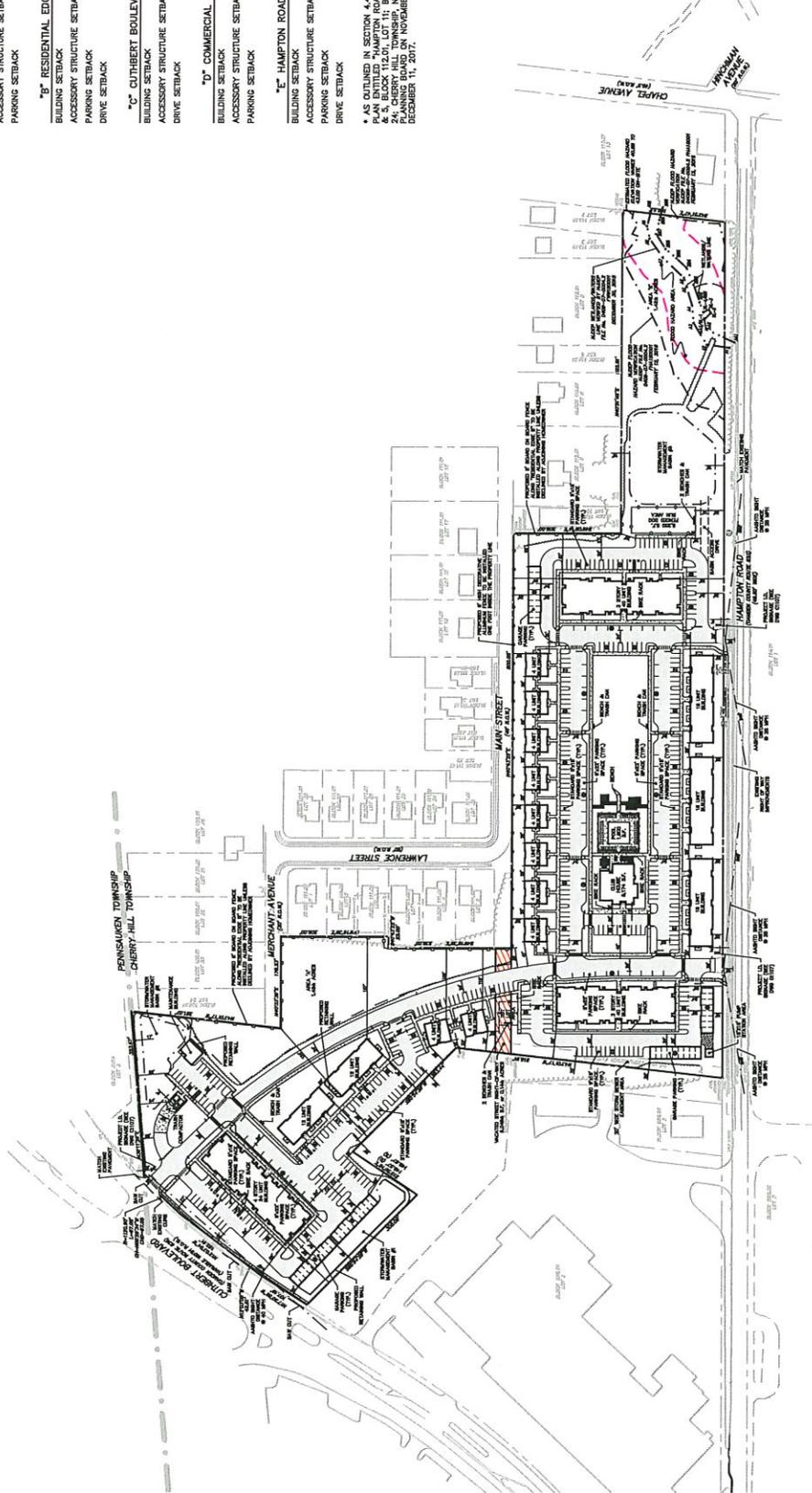
camden county
Making It Better, Together.



**REDEVELOPMENT PLAN
EDGE SETBACK REQUIREMENTS***

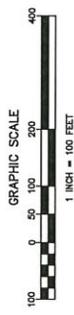
REQUIREMENT	REQUIRED	PROVIDED
"A" MAIN STREET		
BUILDING SETBACK	25'	25'
ACCESSORY STRUCTURE SETBACK	25'	30'
PARKING SETBACK	50'	45'
"B" RESIDENTIAL EDGE		
BUILDING SETBACK	60'	114'
ACCESSORY STRUCTURE SETBACK	35'	38'
PARKING SETBACK	25'	63'
DRIVE SETBACK	20'	35'
"C" OUTHBERT BOULEVARD		
BUILDING SETBACK	75'	63'
ACCESSORY STRUCTURE SETBACK	20'	20'
DRIVE SETBACK	20'	21'
"D" COMMERCIAL		
BUILDING SETBACK	12'	18'
ACCESSORY STRUCTURE SETBACK	20'	20'
PARKING SETBACK	6'	10'
"E" HAMPTON ROAD		
BUILDING SETBACK	20'	20'
ACCESSORY STRUCTURE SETBACK	15'	18'
PARKING SETBACK	25'	54'
DRIVE SETBACK	25'	30'

* AS OBTAINED IN SECTION 4.4 EDGE REQUIREMENTS OF THE SUBSEQUENT PLAN ENTITLED "HAMPTON ROAD REDEVELOPMENT PLAN, BLOCK 10A, LOTS 4 & 5, BLOCK 11.01, LOT 11; BLOCK 11.02, LOT 7 AND BLOCK 10A.01, LOTS 23 & 24" AND THE SUBSEQUENT PLAN ENTITLED "REDEVELOPMENT PLAN FOR THE SITE PLANNING BOARD ON NOVEMBER 21, 2017. CONDITIONS BY TOWNSHIP ADOPTED DECEMBER 11, 2017.



LEGEND

--- (dashed line)	PROPERTY LINE
--- (dotted line)	ADJACENT LOT LINE
--- (dash-dot line)	EXISTING BOUNDARY LINE
--- (long-dashed line)	WETLANDS/WATERS LINE
--- (short-dashed line)	FLOOD HAZARD AREA LINE
--- (dotted line)	SOFT TRIANGLE LINE
--- (dash-dot line)	SWM CUT LINE
--- (dotted line)	DECORATIVE FENCE
--- (dash-dot line)	BOARD ON BOARD FENCE
--- (dotted line)	CHAIN LINK FENCE
--- (dash-dot line)	CONCRETE COVER
--- (dotted line)	BITUMINOUS PAVEMENT



DATE	DESCRIPTION	BY
11/09/2019	5 ISSUED PER REVIEW COMMENTS	SMH
05/09/2019	4 SUBMISSION TO NJDEP DIVISION OF LAND USE REGULATION	LWH
05/09/2019	3 INITIAL SUBMISSION TO TOWNSHIP	AD
07/29/2018	2 REV. AS PER CAMDEN COUNTY SOIL DISTRICT REVIEW COMMENTS	SK
07/29/2018	1 INITIAL SUBMISSION	SK
	ISSUE DATE / ISSUE NO.	
		BY
		DATE

MARATHON
Engineering & Environmental Services
555 Newark Road, Suite 202, Newark, NJ 07102
Camden County Office of Subordinate Administration

HAMPTON ROAD
NEW DEVELOPMENT PLAN FOR LOTS 4 & 5, BLOCK 11.02, LOT 7 AND BLOCK 10A.01, LOTS 23 & 24
CAMDEN COUNTY, CAMDEN COUNTY, NEW JERSEY

OVERALL SITE PLAN

FMP CH HAMPTON, LLC
10000 MARSHALL ROAD, SUITE 200
HAMPTON TOWNSHIP, NJ 08028-2027

JESSE D. DOUGHERTY, P.E.
NEW JERSEY LICENSE NO. 24602000100
PROFESSIONAL ENGINEER

DATE: 11/09/2019
SCALE: AS SHOWN

C0100

EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FURNISHED BY THE UTILITY COMPANIES AND IS NOT GUARANTEED BY MARATHON ENGINEERING & ENVIRONMENTAL SERVICES. IT IS THE RESPONSIBILITY OF THE OWNERS AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR THE FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.



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

**COUNTY PLAN:
SP-12-16-19**

FMP CH Hampton, LLC
PROJECT NAME

Cherry Hill Township
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

<input checked="" type="checkbox"/>	SITE PLAN	PLATE: <u>117</u>	_____
<input type="checkbox"/>	PRELIMINARY PLAN	BLOCK: <u>111.02, 112.01, 596.04</u>	
<input type="checkbox"/>	OTHER	LOT (s): <u>21 (B 111.02), 11 (B 112.01), 4 & 5 (B 596.04)</u>	

NAME: FMP CH Hampton, LLC

ADDRESS: 222 Haddon Avenue, Suite 100

CITY: Haddon Township **STATE:** NJ **ZIP:** 08108-2827

SITE ABUTS COUNTY HIGHWAY: Cuthbert Blvd./Magnolia Avenue (CR 637), Hampton Road (CR 623)

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

GENERAL

The applicant proposes to demolish the existing buildings on the site, clear the site and construct apartment buildings and ancillary facilities. The proposal includes the following facilities:

- 252 apartment units within 18 apartment buildings
- Three (3) access driveways, including
 - One (1) along Magnolia Avenue (CR 637)
 - Two (2) along Hampton Road (CR 623)
- Parking lots providing 498 parking stalls
- Three (3) stormwater management basins

The applicant has already demolished the buildings and partly cleared the site. The County has resurfaced Hampton Road (CR 623) along the site and constructed curb, sidewalk and site accesses along the site frontage. Accordingly, the applicant does not propose work within the Hampton Road (CR 623) right-of-way.

The following documents have been reviewed:

1. Site plan entitled "Preliminary and Final Site Plans, FMP CH Hampton, LLC", prepared by Marathon Engineering & Environmental Services, Inc, dated January 22, 2018 and revised through November 5, 2019.
2. "Stormwater Management Report for Hampton Road Redevelopment", prepared by Marathon Engineering & Environmental Services, Inc, dated January 18, 2018 and revised through October 18, 2019.
3. "Traffic Engineering Assessment for Hampton Road Residential, prepared by Shropshire Associates, LLC, dated August 7, 2019.
4. Plan of Survey, Block 111.02 – Lot 21, Block 112.01, Lot 11, Block 596.04, Lots 4 & 5, prepared by Stout & Caldwell Engineers, LLC, dated August 19, 2015 and revised August 29, 2016.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Magnolia Avenue (CR 637) has a proposed right-of-way of 60 feet, with an existing right-of-way of 50 feet. Although the plans and the current tax maps indicate the right-of-way width varies along the site frontage, this is because the site frontage is located where the 50-foot rights-of-way of Magnolia Avenue (CR 637) and Clayton Avenue (CR 638) converge and transition to the 100-foot Cuthbert Road right-of-way. Magnolia Avenue (CR 637) has an existing right-of-way of 50 feet north of the site, based on the current tax maps. Therefore, the applicant is required to provide 10 feet of additional right-of-way through a roadway easement to accommodate the future widening of Magnolia Avenue (CR 637) along the applicant's frontage. The following is noted:
 - a. The site plan should be revised to indicate the roadway easement dedicated to Camden County.
 - b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
 - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.
2. The Camden County Master Plan indicates that Hampton Road (CR 623) has a proposed right-of-way of 49.5 feet, with an existing right-of-way of 49.5 feet. Therefore, no additional right-of-way is required along CR 623.

SITE PLAN

Please note that Cuthbert BLVD Cr. 636 changes to Magnolia Avenue Cr. 637 along the frontage of this property and herein is referred to as Magnolia Avenue Cr. 637 and all site plans sheets are required to reflect this change.

1. The site plans indicate only the limited replacement of curb along Magnolia Avenue (CR 637), to eliminate depressed curbs and construct the proposed site access. However, the curb is in poor condition and should be replaced along the entire site frontage.
2. The plans indicate a County pavement restoration detail for asphalt pavement. However, based on the sawed and sealed joints observed in the surface course, the Magnolia Avenue (CR 637) pavement includes a concrete base course. The base course must be sawcut 2' from the curb line and restored, monolithic with the curb. However, since an additional surface course joint within the existing bike lane is not acceptable, the surface course must be resurfaced to the nearest joint along the lane line, and the joint should be sawed and sealed. The appropriate restoration and the standard County concrete pavement detail must be indicated on the plans.
3. The Site Plan set should be revised to include plan sheets for improvements within the County right-of-way, including, but not limited to grading plans, sign and pavement marking plans, roadway profiles, cross sections and traffic control plans.
4. The gutter slope along Magnolia Avenue (CR 637) appears to be less than 0.5%. A roadway profile along the centerline and proposed gutter line should be provided. Monolithic curb and gutter (see County Standard Detail 2) is required if gutter slopes are less than 0.5%.
5. The Demolition Plan appears to indicate the removal of a utility pole that laterally braces another utility pole within the Magnolia Avenue (CR 637) right-of-way. Utility coordination and an alternate means of bracing the utility pole appear to be required to accommodate removal of this pole. The plans should be revised to clarify this work.
6. 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.
7. Sight triangles are shown on the site plans for each site driveway. Although the sight triangles shown on the plan use appropriate lengths based on AASHTO recommendations, the values are applied incorrectly. The sight distances for left turn movements are shown to the left of the driveways, and vice versa. However, AASHTO recommends the sight triangle values for right turn movements be applied to traffic approaching from the left and vice versa. The plans should be revised accordingly. Additionally, the applicant shall be required to submit a deed (or deeds) describing easements for each sight triangle and dedicating each easement to the County of Camden.
8. Site Plans Must Conform with the Following Standards:

3.3.1.10.B

Profile of a Driveway Approach to a County Road

The maximum grade of a driveway approach to a county road is 3% for a minimum distance of 25' from the edge of pavement of the intersecting county road. Based on site design constraints identified by the applicant's design professional and accepted by the County Engineer, the maximum grade of the driveway approach may be exceeded. However, in no instance shall a driveway approach grade to a road be more than 7%. Additionally, the maximum grade differential between the slope of the new driveway and the cross slope of the County roads shall not be more than 8%. The proposed grade of the site driveways appears to range from

approximately 5% to 7% within 25 feet of each County roadway. The largest anticipated delivery vehicles and emergency vehicles using the site should be identified. The site plans should be revised to limit each driveway grade or provide appropriate driveway profiles with a vertical curves or a series of grades that can accommodate the vehicles expected to use the driveway.

- 3.3.1.10.E Driveway and Apron Material
Depressed curb is not proposed along the proposed Magnolia Avenue (CR 637) site driveway. The site plans should be revised accordingly.
- 3.3.1.10.H Left Turn Storage Lanes
It appears a separate left-turn lane may be warranted along southbound Clayton Avenue (CR 638) at the proposed site driveway. Turn lane warrant analyses should be provided at this location as indicated in Traffic Comment 6.
- 3.3.1.14 Traffic Signs
Sign and pavement marking plans should be provided. These plans should indicate the maintenance, resetting or replacement of traffic signs along the site frontage, including the replacement of the damaged bike lane sign (R3-17 or equivalent) along Magnolia Avenue (CR 637).
- 3.3.1.16 Pavement Markings
As indicated in Site Plan Comment 2, the resurfacing of the Magnolia Avenue (CR 637) pavement along the site frontage is required. The replacement of the bike lane line and bike lane symbol markings along the site frontage is required and must be indicated on the plans.
- 3.4.13 Sidewalks
Sidewalk is proposed along the Magnolia Avenue (CR 637) site frontage, approximately 10 feet from the curb line. The sidewalk should be constructed 5 feet from the face of curb, and within the existing right-of-way to facilitate future sidewalk extension within the adjoining right-of-way.

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 and qualifies as a "major redevelopment". Stormwater management facilities are proposed that appear to meet the requirements of NJAC 7:8 for water quality and recharge. However, the post development discharges for "Hampton Road Drainage Area 2 (North)" exceed the required reductions. Please revise the report as needed to demonstrate compliance with NJAC 7:8.
2. The report states on pages 8 & 9 that the drain down time is determined "assuming an infiltration rate of 0.1 inches per hour". However, the calculations provided use different infiltration rates, apparently based on measured infiltration rates. The report should be revised to clarify the rates used in the calculations.
3. An overflow spillway for Basin 2 is shown in the report calculations and the plan detail but is not shown on the grading plan. The plans must be revised to indicate the emergency spillway, pipe

profile, and dog house manhole detail.

4. Based on the contours indicated on the grading plans, the Basin 2 embankment appears to be “V-shaped”, with a sharp crest. The lack of a broad crest may increase the risk of berm failure and inundation of the adjacent property. The Basin 2 berm design should be revised to provide a top width of 4-6 feet, and the plans should be revised accordingly.
5. In Appendix I, the inflow values of the swale calculations do not match the report and hydrographs. It appears they should be 18.80 cfs for Basin 1 and 36.08 cfs for Basin 3. This flow rate for the Basin 3 swale exceeds the calculated capacity of the swale (35.27 cfs). The report should be revised accordingly.
6. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.

TRAFFIC

1. Based upon ITE trip generation rates and equations, the proposed residential development is anticipated to generate a total of 96 trips during the weekday morning peak hour and 119 total trips during the weekday afternoon peak hour. The daily trip generation should be included in the trip generation table.
2. The proposed site intersection, lane width, shoulder width and approach grade information should be provided for all driveways. This information should be provided in in the form of field sketches and/or existing traffic signal plans.
3. The signal timing directive was only provided for the intersections of Cuthbert Boulevard (CR 636), Hampton Road (CR 623) and the shopping center driveway. The timing directive should also be provided for the intersection of Chapel Ave (CR 626), Hampton Road (CR 623) and Hinchman Avenue (CR 634), in order to verify the correct timings and phasing were used in the analysis.
4. It appears a separate left-turn lane may be warranted along southbound Clayton Avenue (CR 638) at the proposed site driveway. Turn lane warrant analyses should be provided at this location.
5. A volume development figure that clearly indicates the traffic generated by the Lidl development should be provided.
6. A queue analysis should be provided for all movements at the study area intersections and included in the Synchro output.
7. Traffic along the westbound shopping center driveway approach to Cuthbert Boulevard and the southbound Hampton Road approach to the shopping center driveway is prohibited from making a right turn on red. However, this restriction is not reflected in the analysis. The analysis should be revised accordingly.
8. A preliminary review of the crash data for the study area shows a significant number of crashes occurring at the intersections of Hampton Road/Chapel Avenue, as well as Cuthbert Blvd/Wisteria Avenue. The most common crash type by far was rear-end crashes, which tends to indicate congestion conditions combined with vehicles traveling too fast. Crash data and crash analyses

should be provided for the study area intersections during the most recent five years, summarizing any trends in the crash data. Mitigation options should be considered if the development traffic may contribute to crash trends in the study area.

9. It is difficult to determine the impact the proposed residential development will have on the study roadway network given the methodology utilized and analysis provided. The report and analysis should be revised and resubmitted to address the above comments.
10. Additional comments may follow upon subsequent review of the revised Traffic Engineering Assessment.

UTILITIES

1. No roadway or site access improvements are indicated along Hampton Road (CR 623). However, the plans indicate proposed utility connections along the northern site driveway, running through the aprons and pavement already constructed by the County. The plans should be revised to indicate these connections as existing if they have already been constructed, or show the appropriate restoration associated with these connections.

DETAILS

1. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
2. A County curb detail is provided on the plans. However, it is labeled "Camden County Route 623 Curb Detail". The label should be revised to indicate its applicability to all County roads.
3. The following County standard details are required for improvements in the County right-of-way:
Details:
 2. Standard Monolithic Concrete Curb and Gutter (if gutter grades are less than 0.5%.
 3. Standard Depressed Concrete Curb
 5. Standard Concrete Sidewalk
 26. Concrete Pavement Repair (Concrete Vertical Curb Monolithic with Concrete Base Course)

ADMINISTRATIVE

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

Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant.

7. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
8. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will provide 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.
9. 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.
10. Underground irrigation systems shall not be located within the County right-of-way.

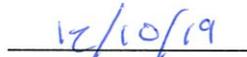
OUTSIDE AGENCY APPROVALS

11. Applicant is responsible for all environmental permits required.

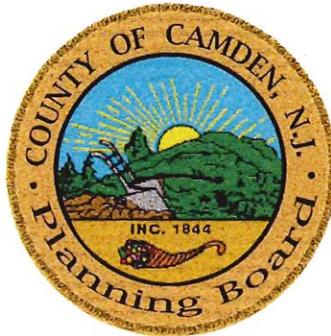


KEVIN BECICA, PE, PP, CME, CFM

County Engineer



DATE



Cc: Applicant: (856) 985-2445, jcranmer@fmgnj.com
Applicant Attorney: cwarnken@archerlaw.com
Applicant Engineer: (856) 241-9709, jesse.dougherty@marathonconsultants.com
Municipal Planning Board Secretary: (856) 661-4746
Municipal Review Engineer: (856) 273-9239 sarcari@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: Hampton Road Redevelopment Project

Project Address (if applicable) & Municipality: Cuthbert Blvd & Hampton Road; Cherry Hill Twp.

Abuts County Road: Cuthbert Blvd & Hampton Road County Route No.: 636 & 623

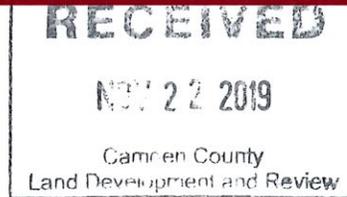
Type of Submission (please check one):

- 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): 116 | 117

Block(s): 596.04 | 111.02 | 112.01

Lot(s): 4 & 5 | 7 | 11

Existing Zoning: Redevelopment Zone

Variance(s) Required: None

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

SP-12-16-19

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

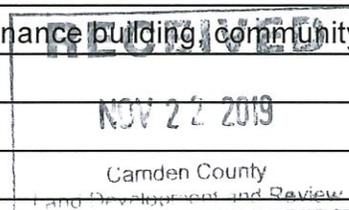
Applicant: FMP CH Hampton, LLC Phone: (856) 985-1777 Fax: (856) 985-2445
 Address: 222 Haddon Avenue, Suite 100 Town & State: Haddon Township, New Jersey
 Email: jcranmer@fmgnj.com Zip.: 08108
 Attorney: Chad Warnken, Esq.
Archer & Greiner P.C. Phone: (732) 268-8011 Fax: _____
 Address: Riverview Plaza, 10 Highway 35 Town & State: Red Bank, New Jersey
 Email: cwarnken@archerlaw.com Zip.: 07701-5902
 Engineer: Jesse D. Dougherty, PE
Marathon Engineering Phone: (856) 241-9705 Fax: (856) 241-9709
 Address: 553 Beckett Road, Suite 608 Town & State: Swedesboro, New Jersey
 Email: Jesse.Dougherty@marathonconsultants.com Zip.: 08085

Proposed Use (please check all that apply):

- | <u>Residential</u> | <u>Commercial</u> | <u>Industrial</u> |
|------------------------------------------------|------------------------------------------------------|------------------------------------------------|
| <input type="radio"/> Single Family Detached | <input type="radio"/> Retail | <input type="radio"/> Maintenance/ Repair Shop |
| <input 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 checked="" 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: 252 Rental Unit Complex, consisting of: one 3 story 54 unit building, two 3 story 40 unit buildings, three 3 story 18 unit buildings, two 3 story 12 unit buildings, and ten 2 story 4 unit buildings. With associated parking facilities, maintenance building, community club house, with outdoor amenity spaces.



Increase in Impervious Coverage?: YES NO Total Increase or Decrease: 0.53 +/- acres
 Total Amount of Land Disturbed: 16.88 +/- acres
 Total Gross SF of all Buildings/ Development: 103,750 +/- sf
 Total New Residential Units: 252 rental units
 Total New Jobs Created: N/A

SP-12-16-19

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): 19.75 +/- Acres

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): _____

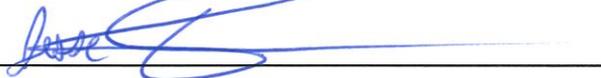
Phone Number: _____

Signatures Required:

Name of Applicant: FMP CH Hampton, LLC

Signature of Applicant: By:  Date: Nov. 20, 2019
Michael C. Hoedinger, Manager

Agent Completing Application: Jesse D. Dougherty, PE - Marathon Engineering

Signature of Agent:  Date: 11/21/19

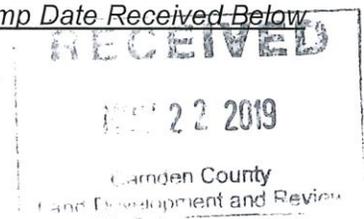
For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-12-16-19

Stamp Date Received Below



CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: FMP CH Hampton, LLC

Is the Company a ^{LLC} Corporation? YES NO Limited Liability Company

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

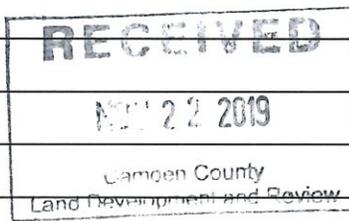
Is the Company a Partnership? YES / NO

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>Heydinger Family Trust</u>	} <u>222 Haddon Ave</u>	
<u>- Michael Heydinger Trustee</u>		
<u>John CRANMER</u>		} <u>Suite 100</u>
<u>George Burnett</u>	} <u>Haddon Township, NJ 08109</u>	



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

X FMP CH Hampton LLC
By: [Signature]
Signature of Owner & Title
Michael C. Heydinger LLC

11-20-19
Date

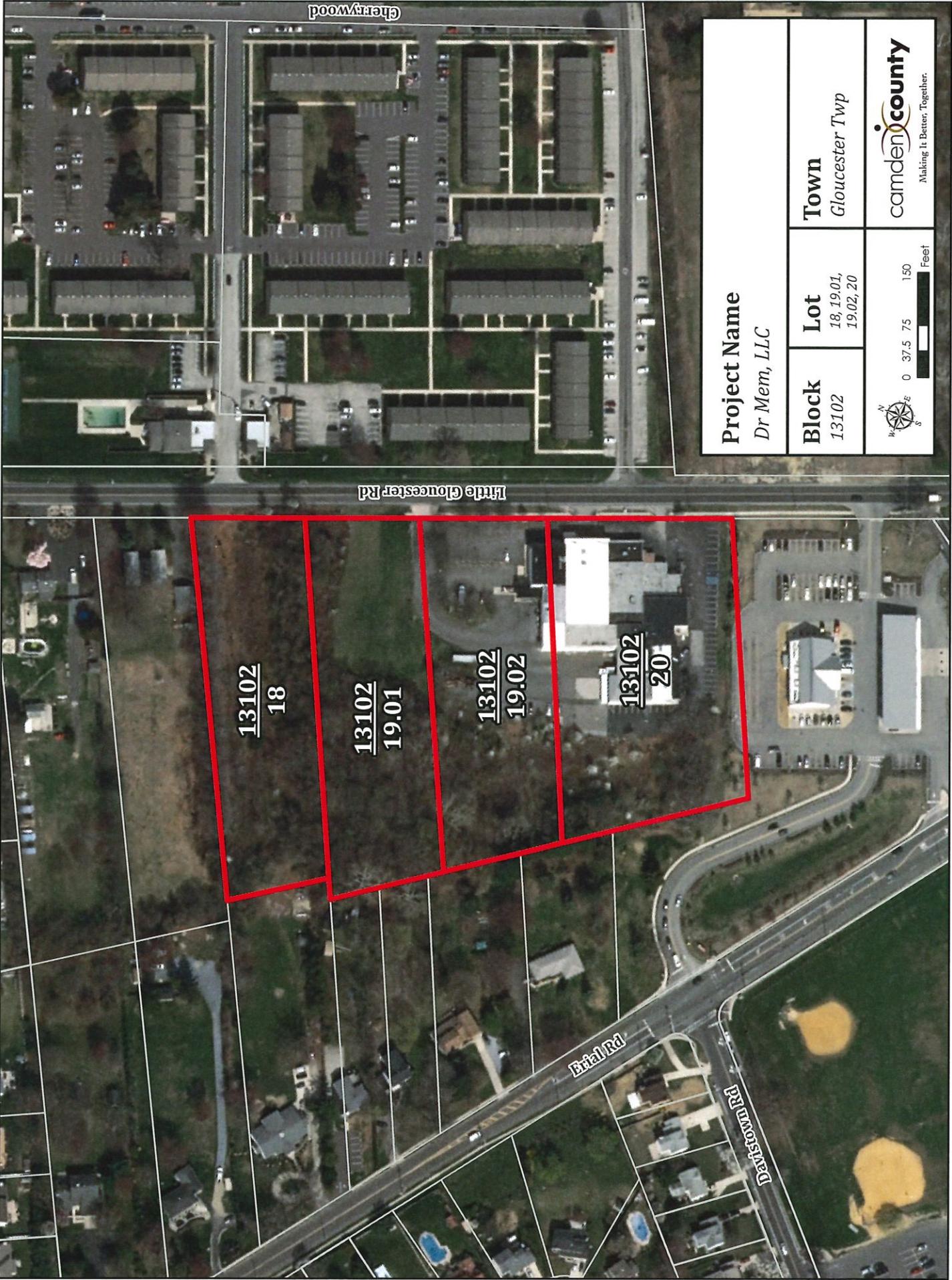
X _____
Signature of Owner & Title

Date

SP-12-16-19

STAFF REPORT MEETING OF:	RE:	DR MEM, LLC
	Plan:	SP-15-8-19
	Municipality:	Gloucester Twp.
	Applicant:	DR MEM, LLC
	Abuts County Route:	Cr. 759 Little Gloucester Rd.

The applicant is seeking approval to make modification to driveways along Cr. 759 Little Gloucester Rd. to accommodate new truck movements and an expansion of the current businesses on site.



Project Name

Dr Mem, LLC

Block

13102

Lot

18, 19.01,
19.02, 20

Town

Gloucester Twp



0 37.5 75 150 Feet

camdencounty

Making It Better. Together.



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

**COUNTY PLAN:
SP-15-8-19**

DR Mem, LLC

PROJECT NAME

Gloucester Twp.

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

SITE PLAN

PLATE: _____

PRELIMINARY PLAN

BLOCK: 13102

OTHER

LOT (s): 18,19.01, 19.02
and 20

NAME: Dr MEM, LLC

ADDRESS: 55 Westview Rd.

CITY: Wayne **STATE:** NJ **ZIP:** 07470

SITE ABUTS COUNTY HIGHWAY: Cr. 759 Little Gloucester Rd.

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

GENERAL

The applicant is seeking approval to make modification to driveways along Cr. 759 Little Gloucester Rd. to accommodate new truck movements and an expansion of the current businesses on site.

The following documents have been reviewed:

1. Site plan entitled DR/MEM LLC, prepared by CES Engineering; dated 9/16/19.
2. Land Title Survey for Block 13102 Lots 18, 19.01, 19.02 and 20, prepared by CES 01/3/18.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Little Gloucester Rd. (CR 759) 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 Little Gloucester Rd. from the centerline along the applicant's frontage for a width of 12.25ft. The following is noted:
 - a. The site plan should be revised to indicate the roadway easement dedicated to Camden County.
 - b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
 - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.
 - d. All plan sheets should be revised to indicate that the current width of the County Right of Way is 49.5 ft and not variable.

SITE PLAN

1. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way.
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. Camden County recommends Handicap Accessible Ramps with Detectable Warning Surface to be located at all driveways where needed.
4. Sight triangle easements shall be required at all existing and proposed road or street intersections with a county road and at driveways as determined to be necessary by the County Engineer. Sight triangle easements should be in accordance with AASHTO standards and be shown on plans. The applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement area.
5. It is recommended that the applicant close the center driveway and improve the southernmost driveway to a full access driveway. The northernmost driveway must be reconstructed to with curb radii and a driveway apron that conforms to County standards. Both driveways and site plan sheets must be updated to conform with the Development Regulations cited below.
6. Site Plans Must Conform with the Following Standards:
 - 3.3 Site Plan
 - 3.3.1
 - 3.3.1.10.C Width of Driveways that Intersect a County Road
(Plan must conform)
 - 3.3.1.10.D Corner Radii / Curb Return Radii / Driveway Aprons
(Plan must conform)
 - 3.3.1.10.E Driveway and Apron Material ***(Plan must Conform)***
 - 3.3.1.10.F Americans with Disabilities Act (ADA) Requirements

(Plan Conforms/Plan Does Not Conform)

3.3.1.10.G Stop Sign and Stop Bar (Plan must Conform) The site plan should include stop signs and stop bars at each driveway entering into the County Road.

7. The County recommends that the applicant provide a truck turning template that shows the centerline of Little Gloucester Rd. CR 759 and driveway turning radius that allows the largest truck entering and exiting the site to enter and exit the site without encroaching onto opposing lanes of traffic.

STORMWATER MANAGEMENT NJAC 7:8

At the time of this review the applicant has not proposed any changes that will impact stormwater.

DETAILS

8. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
9. 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.
10. 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.
11. 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 Bituminous Driveway Apron Type 1
 5. Standard Driveway Treatment: Apron and Flare (Plan View)
 6. Milling and Resurfacing

ADMINISTRATIVE

12. 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.
13. 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.
14. 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.

15. 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.
16. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
17. 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.
18. 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.
19. Underground irrigation systems shall not be located within the County right-of-way.
20. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

21. Applicant is responsible for all environmental permits required.



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



DATE



Cc: Applicant: charles@tlcprou.com
Applicant Attorney: ckferro@ble-law.com
Applicant Engineer: jsims@ces-1.com
Municipal Planning Board Secretary: jmellett@churchillengineers.com
Municipal Review Engineer: klechner@glotwp.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: DR MEM, LLC

Project Address (if applicable) & Municipality: 1271 Little Gloucester Road, Gloucester Township

Abuts County Road: Little Gloucester Road County Route No.: 759

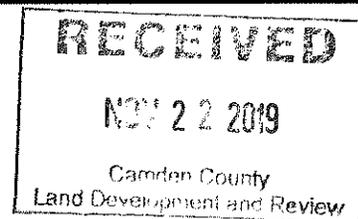
Type of Submission (please check one):

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

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

- Resubmission of Major Subdivision

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



Tax Map Data:

Plate(s): _____

Existing Zoning: NC

Block(s): 13102

Variance(s) Required: Use Variance

Lot(s): 18,19.01,19.02 and 20

Parking Variance

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

SP-15-8-19

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: DR MEM, LLC Phone: 201-681-8888 Fax: _____
 Address: 55 Westview Rd Town & State: Wayne, NJ
 Email: charles@tlcprou.com Zip.: 07470

Attorney: Carly K. Ferro Phone: 856-428-2266 Fax: 856-428-7776
 Address: 1702 Haddonfield-Berlin Road Town & State: Cherry Hill, NJ
 Email: ckferro@ble-law.com Zip.: 08003

Engineer: Jay Simms Phone: 856-228-2200 Fax: 856-232-246
 Address: 645 Berlin-Cross Keys Road, Suite 1 Town & State: Sicklerville
 Email: jsims@ces-1.com Zip.: 08081

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 checked="" 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 checked="" type="radio"/> Sports or Entertainment | <input checked="" type="radio"/> <u>Other: light manufacturing</u> |

Project Description & Statistics:

Short Description of Project: Minor site plan to provide improvements to the existing site, creation of additional parking and an island for a business sign.

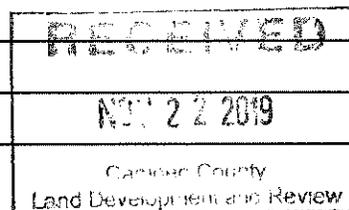
Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: 0.005 Ac (193 SF)

Total Amount of Land Disturbed: 0.05 Ac

Total Gross SF of all Buildings/ Development: 38,222 SF

Total New Residential Units: 0

Total New Jobs Created: 30



SP-15-8-19

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): Total for lots as consolidated 8.585 +/- acres

Portion to be Subdivided: _____

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

Title of Municipal Official: Director of Community Development and Planning

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: 856-228-4000

Signatures Required:

Name of Applicant: DR/MEM, LLC

Signature of Applicant: Charles Chang Date: 11/5/19

Agent Completing Application: _____

Signature of Agent: _____ Date: _____

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-15-8-19

Stamp Date Received Below



