



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 February 25<sup>th</sup>, 2020

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 the previous meeting
6. Review of Projects for Board Action:

### **Applicant Returning from January Meeting**

1. **SP-1 Wawa** SP-13-1-19/ M-13-1-19 Gibbsboro  
Development of a Wawa convenience store

### **New Applications**

2. **SP-2 Kiwi Offices** – SP -12-12-19 Cherry Hill  
Reopening of office building with driveway improvements

7. Chairman's report
8. Attorney's Report
9. County Engineers Report
10. County Planning Report
11. New Business
12. Old Business
13. Adjournment



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

**Review List for Meeting**

**February 25, 2020**

***Applications for Approval***

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Wawa	SP-13-1-19 / M-13-1-19	Gibbsboro	Development of a Wawa convenience store
SP-2	Kiwi Offices	SP-12-12-19	Cherry Hill	Reopening of an existing office building with driveway improvements

**Camden County Planning Board**  
**County Public Works Complex, Lindenwold**  
**6:00 PM**  
**January 28, 2020**

The meeting was convened at 6:00 PM by Chairman Mr. George Jones at the County Public Works Complex in Lindenwold. The Chairman announced that the meeting was duly advertised in accordance with the Open Public Meeting Act.

Mr. George Jones, Mr. Tom Schina, Mr. Matthew Marrone, Mr. Joe Pillo, Ms. Alexis Williams and Ms. Kevin Becica, County Engineer were all present.

Planning Board Solicitor: Ms. Catherine Binowski was present.

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

**MINUTES**

A motion was made to approve the minutes of the December 17, 2019 meeting by Mr. Schina and seconded by Ms. Williams, all present were in favor. Mr. Pillo abstained.

**Review of Projects for Board Action**

**1. SP-12-16-19**

**Hampton Rd Redevelopment**

**Cherry Hill**

Chad Warnken, Esq., Jesse Dougherty, PE, Nathan Mosley, PE and John Cranmer, Director of Development were present for the application.

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.

Mr. Cranmer gave an overview of the development explained above.

Mr. Dougherty explained the site was 20 acres. The site will have 3 storm water basins. 2 along Cuthbert Road will drain into the County system. Basin B is designed to hold a 100-year storm plus additional.

No trucks will be backing out of site on to the County Rd. All driveways are full service.

Mr. Mosley spoke about traffic study. 100 trips AM/PM hrs.

Ms. Becica requested Mr. Mosley speak about the left turn from Magnolia Ave. into the site. The applicant proposes striping and signage instead of a dedicated left turn lane along Magnolia Ave.

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

**2. MJ-15-2-19**

**Estates @ Lakeside**

**Gloucester Twp.**

Frank Tedesco, Esq., Jay Sims, PE, Kenneth Schatz, Developer and Donald Paparone, Developer were present for the application.

The applicant proposes to construct 72, four-bedroom single family homes. The homes will be accessed via a loop roadway within the development that has only one access point. This access point is onto County roadway 704, Williamstown-Erial Road, directly opposite Annapolis Drive. The applicant is proposing to widen Williamstown-Erial Road along the entire project frontage to provide an eleven-foot-wide travel lane, and an eleven-foot-wide shoulder. A right-of-way dedication is proposed along a portion of the site frontage to provide a 37.5-foot half section ROW along the entire frontage. The applicant proposes to construct a 4-foot wide, 4-inch thick concrete sidewalk along the entire site frontage.

It is recommended that the applicant reconstruct the curb ramps on the east side of Williamstown-Erial Road at the intersection of Annapolis Drive which is directly opposite the proposed Tahoe Street to provide fully ADA compliant curb ramps on all four corners of the intersection. The existing curb ramps on the east side of the intersection do not have detectable warning strips and do not meet current design standards.

Mr. Tedesco gave an overview of the project. Received local approval from Gloucester Township.

Mr. Sims spoke that it was the former Nike Missile Base site. The applicant will comply with Ms. Becica's comments regarding the divided driveway entrance and island separating the access. Stormwater concerns were discussed, and the existing Corrugated Metal Pipe in the County Right of Way will be replaced with Reinforced Concrete Pipe. The basin ultimately connects to another basin off site where the stormwater has a chance to recharge.

The County asked for a chain of title for the stormwater pipe located under the County Rd. and discharging off site. The applicant agreed to provide this information.

Ms. Williams asked about Emergency vehicles entering the site. Ms. Becica explained about the divided entrance being constructed of mountable curbing and that there will be access to the site even if one side is blocked.

The applicant will comply with all County Engineer's comments.

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

**3. SP-13-1-19/M-13-1-19**

**Wawa**

**Gibbsboro**

Tyler Prime, Esq., Cliff Quay, PE and James Angeloni, Developer were present for the application.

Applicant seeks approval to develop a Wawa Store with fuel sales on the corner of (CR 561) Haddonfield Berlin Rd/Lakeview Drive and (CR. 686) Clementon Rd. This is the site of the former Gibbsboro Super Jet gasoline station. The developer purchased several homes along (CR 686) Clementon Rd., and will consolidate the lots and demolish the homes.

Site will have 3 entrances. Right in/right out on (CR 561), full access driveway on (CR 686) Clementon Rd and one-way right-in only driveway on (CR 686) Clementon Rd. The applicant is proposing striping changes along (Cr. 686) Clementon Rd. to provide a left turn lane in to the site and extending the left turn que at the intersection of CR 686 and Cr. 561.

The CCPB requested the installation of signage on site to direct patrons that want to continue their journey West on Cr. 686 Clementon Rd to not exit using the Cr. 561 exit but use the full access drive along Cr. 686 and turn left.

Stormwater on the site drains into a culvert that drains into the lake across Gibbsboro/Clementon Road through drainage easements on the road. Need to check on drainage and how manhole 3 and 4 are draining to the road.

Need to provide documentation regarding their project impacting the project next to theirs on Clementon Road.

Dedicating Land to Gibbsboro in the rear of the property for parking at the ballfield.

Ms. Becica asked if the basin was fenced in near baseball field. Mr. Quay said yes, sidewalk for residents.

Ms. Becica asked about the mid-block crosswalk along Cr. 686. Mr. Quay said they will continue sidewalk to the mid-block crosswalk. Ms. Becica suggested that the applicant could construct an asphalt surface sidewalk from the edge of the site to the mid-block crosswalk so that residents and employees of the office buildings have an accessible route to the site. The applicant agreed and the County will waive the permit fees for the construction of the sidewalk.

The site driveway along Cr. 561 and Masso's Deli driveway comes to a point and could cause driver confusion. The County asked the applicant to relook at the position of the driveway as it pertains to the Masso's Deli driveway and to apply a truck turning template that will allow fuel trucks to enter the site safely.

The applicant mention that they discussed with Gibbsboro and agreed to share the driveway once and if the Masso's site is redeveloped.

Both Ms. Becica and Ms. Binowski expressed concerns about the current layout of the driveway.

Members of the Planning Board discussed the driveway further and asked the client to take another look at the driveway and redesign in a way that trucks will not be making dangerous movement and drivers will be less confused.

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

### **PUBLIC COMMENTS**

None.

### **CHAIRMAN'S REPORT**

None.

**ATTORNEY'S REPORT**

None.

**COUNTY ENGINEER'S REPORT**

Ms. Becica introduced the new Assistant County Engineer, Bill England.

**COUNTY PLANNING REPORT**

None.

**NEW BUSINESS**

None.

**OLD BUSINESS**

None

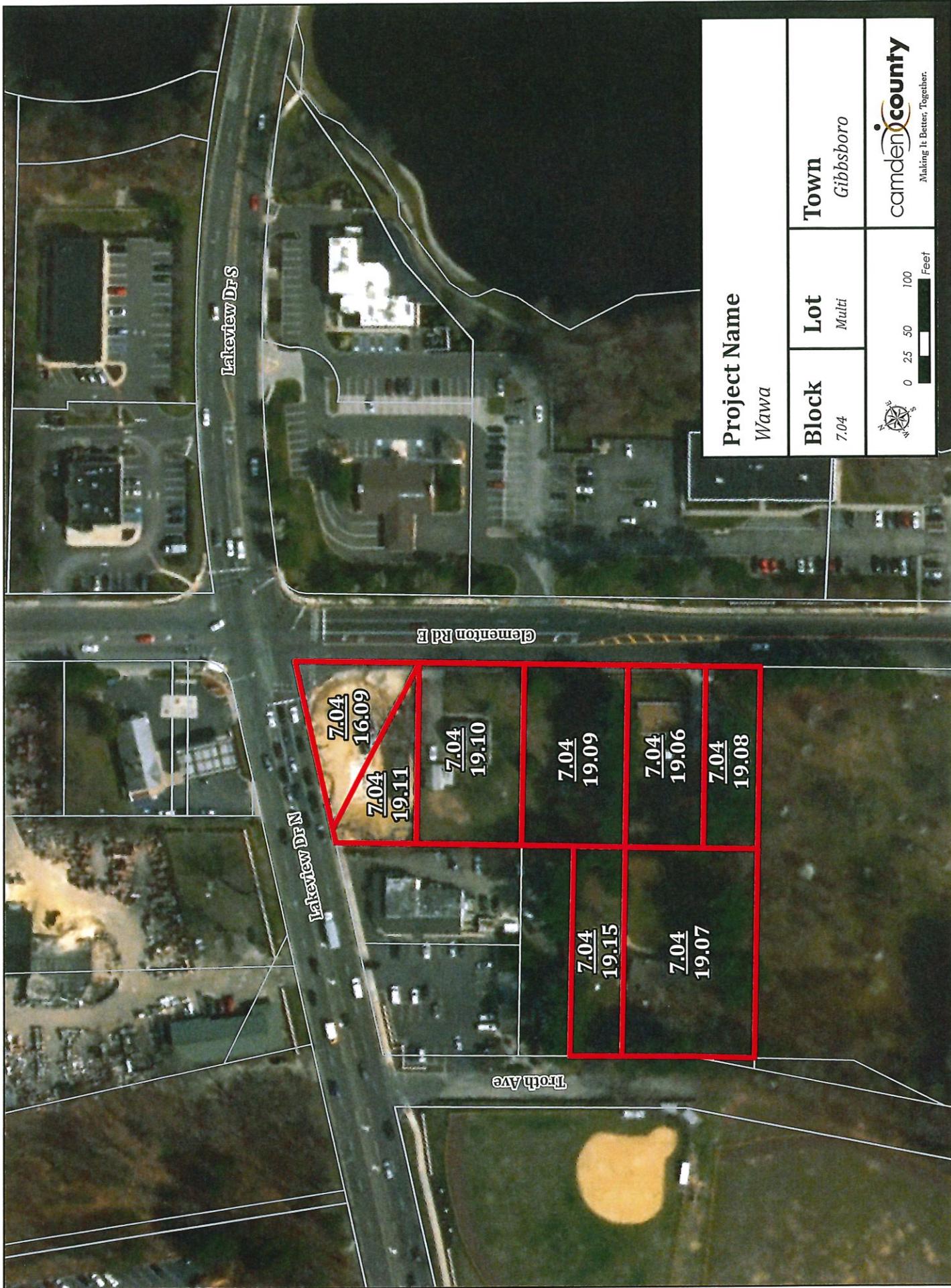
**ADJOURNMENT**

A motion was made to adjourn the meeting by Ms. Williams and seconded by Mr. Schina; all present were in favor.

Respectfully Submitted,  
Carol A. Sigman  
Land Development & Review Clerk

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Wawa</b>
	Plan:	SP-13-1-19/M-13-1-19
	Municipality:	Gibbsboro
	Applicant:	Gibbsboro Development Group, LLC.
	Abuts County Route:	Cr. 561 Haddonfield Berlin Rd. and Cr. 686 Clementon Rd.

Applicant seeks approval to develop a Wawa Store with fuels sales on the corner of Cr. 561 Haddonfield Berlin Rd. and Cr. 686 Clementon Rd. This is the site of the former Gibbsboro Super Jet gasoline station. The developer is purchasing several homes along Cr. 686 Clementon Rd., consolidating the lots and demolishing the homes.



Lakeview Dr S

Clementon Rd E

Lakeview Dr N

Troth Ave

7.04  
16.09

7.04  
19.11

7.04  
19.10

7.04  
19.09

7.04  
19.06

7.04  
19.08

7.04  
19.15

7.04  
19.07

**Project Name**

Wawa

**Block**

7.04

**Lot**

Multi

**Town**

Gibbsboro

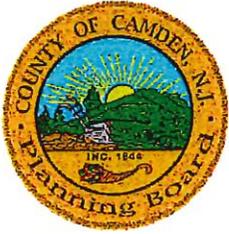


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**camden**county

Making It Better, Together.





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

**COUNTY PLAN:  
SP-13-1-19  
M-13-1-19**

Gibbsboro Development Group, LLC  
**PROJECT NAME**

Gibbsboro  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

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

\_\_\_\_\_

PRELIMINARY PLAN

BLOCK: 7.04

X

OTHER (MINOR  
SUBDIVISION)

LOT (s): 16.09, 19.06  
19.07, 19.08,  
19.09, 19.10,  
19.11, 19.15

**NAME:** Gibbsboro Development Group, LLC

**ADDRESS:** 701 E Route 70, Building 1, 2<sup>nd</sup> Floor

**CITY:** Marlton **STATE:** NJ **ZIP:** 08054

**SITE ABUTS COUNTY HIGHWAY:** CR 561 (Lakeview Road), CR 686 (Clementon Road)

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

**GENERAL**

The application comprises eight separate lots with frontages to County Route 561 (Lakeview Road), County Route 686 (Clementon Road) and Troth Avenue. The overall tract encompasses 2.41 total acres with a vacant gasoline station and three residential homes.

The applicant proposes to demolish the existing structures and construct a 5,585-square-foot Wawa convenience store with 12 vehicle fueling positions. Access to the site is proposed via three (3) driveways: right-in/right-out only driveway on CR 561, full-access driveway on CR 561, and one-way right-in only driveway on CR 686 approximately 75 feet from the signalized intersection at Lakeview Road. Sidewalk reconstruction and pedestrian-scale lighting is proposed along both frontages.

### The following documents have been reviewed:

1. Site plan entitled "Preliminary/Final Site Plan for Wawa-Gibbsboro" prepared by Stantec; dated June 19, 2019 and revised November 18, 2019 (21 sheets).
2. Stormwater Management Narrative for "Wawa-Gibbsboro" prepared by Stantec; dated June 19, 2019.
3. Traffic Impact Analysis for "Proposed Wawa" prepared by Dolan & Dean Consulting Engineers, LLC; dated June 24, 2019.
4. Boundary and Topographic Survey for "Wawa-Gibbsboro" prepared by Stantec; dated November 28, 2018.

### RIGHT OF WAY

1. The Camden County Master Plan indicates that Clementon Road (CR 686) has a proposed right-of-way of 66 feet, with an existing variable right-of-way width. The right-of-way width is 33 feet from the centerline along the applicant's frontage.
2. The Camden County Master Plan indicates that Lakeview Road (CR 561) has a proposed variable right-of-way of 66 to 74 feet, with an existing variable right-of-way width. The right-of-way width is 33 feet from the centerline along the applicant's frontage. The applicant is required to provide additional right-of-way to the maximum proposed right-of-way through a roadway easement to widen Lakeview Road (CR 561) from the centerline along the applicant's frontage. The following is noted:
  - a. The site plan should be revised to indicate the roadway easement dedicated to Camden County.
  - b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
  - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.
3. The applicant is proposing to restripe Clementon Road (CR 686) to provide a left-turn lane at the proposed full-access driveway.
4. The applicant is proposing sidewalk, pedestrian-scale lighting, partial frontage curbing, and a portion of the driveway median on CR 561 within the County right-of-way.

### TRAFFIC

1. The traffic study assumes that 80% of the pass-by traffic will be from southbound Lakeview Road (CR 561) with the remaining 20% along Clementon Road (CR 686). This pass-by distribution appears to be inconsistent with the existing traffic counts and results in a high percentage of the exiting traffic flow (the morning pass-by traffic represents approximately 25% of the existing traffic counts). In addition, considering that the nearest Wawa with gasoline is more than 2 miles away along Route 30 corridor, there is likelihood that existing northbound Lakeview Road (CR 561) motorists will also patronize the proposed store.

The ITE publication "Transportation Impact Analysis for Site Development" notes that pass-by trips should not represent more than 15% of the existing volumes. As a result, the applicant's engineer shall re-evaluate the pass-by distribution assignment and determine if any additional impacts associated with respect to the Clementon Road (CR 686) full-access driveway and the left turn lane operations (northbound CR 561 and eastbound CR 686) at the nearby signalized intersection.

2. The traffic study indicates that the 50<sup>th</sup> percentile queue along southbound Lakeview Road (CR 561) will extend beyond the proposed right-in/right-out only driveway, particularly during the afternoon peak hour. The applicant's traffic engineer should provide the 95<sup>th</sup> percentile queue lengths on the capacity analysis printouts within the traffic study to ensure that the eastbound Clementon Road (CR 686) left-turn movement queue at the traffic signal does not exceed the available storage length.
3. The design of the proposed right-in/right-out only driveway on Lakeview Road (CR 561) shall be redesigned in accordance with the County standard detail for Left Turn In and Left Turn Out Prohibited (Detail 12). With a larger island, the proposed egress movement will be shifted closer to the signalized intersection and the southbound Lakeview Road (CR 561) left-turn movement queue at the traffic signal will extend beyond the egress of the driveway. As a result, the proposed driveway on Lakeview Road (CR 561) shall be restricted to right in movements only.

## 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. In accordance with 3.4.13, sidewalks along any portion of a development that abuts a county road are to be installed 5 feet from the front of face of curb. Sidewalk is proposed along CR 561 and CR 686 that is 10 feet wide and 3 feet from the front face of curb. The plans should be revised, or a technical waiver requested.
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. The plans should be revised to include the proper sight triangles at the proposed driveway on Clementon Road (CR 686) for a posted speed limit of 35 MPH in accordance with Section 3.3.1.8.
5. A note should be added to the plan that the areas within the sight triangles shall be free of all vegetation or obstructions 18" high or higher.
6. The proposed right-in only driveway on Clementon Road (CR 686) shall be revised to reduce the

width to 18 feet.

7. The Truck Turning Plan shows fuel trucks must use the inner travel lane along Lakeview Road (CR 561) and the entire width of the proposed right-in/right-out only driveway to maneuver into the site. Trucks must be restricted from using the Lakeview Road (CR 561) driveway via signage.
8. The Truck Turning Plan shows delivery trucks using the inner travel lane along Clementon Road (CR 686). The Truck Turning Plan should be revised to ensure that trucks can maneuver without stopping from the curbed lane when accessing the site.
9. The existing "35-MPH" speed limit sign shall be relocated to the north side of the proposed light pole (closest to the right in) for better visibility.
10. Site Plans Must Conform with the Following Standards:

3.3.1.9

Spacing of New Driveways

The minimum distance of at least 400 feet shall be provided between the closest edges of driveways. The spacing of the proposed driveways on Clementon Road (CR 686) are approximately 185 feet. Applicant to request a technical waiver, to be discussed during the Planning Board hearing.

No portion of a driveway shall be located within 10 feet of a side property line. The proposed right-in/right-out only driveway on Lakeview Road (CR 561) has a setback of 0 feet. The proposed full-access driveway on Clementon Road (CR 561) has a setback of 9 feet. Applicant to request a technical waiver, to be discussed during the Planning Board hearing.

3.3.1.10.B

Profile of a Driveway Approach to a County Road

The applicant should provide vertical profiles of the proposed driveway approaches to the county roads that show the approach grades do not exceed a 7% grade approach. Additionally, the maximum grade differential between the slope of the new driveways and the cross slope of the county roads shall not be more than 8%.

3.3.1.10.D

Corner Radii

The minimum corner radii for a two-lane driveway shall be 15 feet. The northern curb radii on the Lakeview Road (CR 561) driveway is 5 feet.

3.3.1.10.E

Driveway and Apron Material

Driveways shall be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25 feet from the edge of the pavement of the county road. The plans show concrete material for a distance of 10 feet at the Lakeview Road (CR 561) driveway and a variable distance at the Clementon Road (CR 686) with a maximum distance of 15 feet. Site plans shall be updated to depict 25ft of concrete from the edge of pavement into the driveway of the site. For the right-in driveway along Clementon Rd. (Cr. 686) concrete shall be placed from the edge of pavement to the edge of the sites internal curb for a

width of approximately 19ft.

- 3.3.1.10.H Left-Turn Storage Lanes  
Where a left turn lane is provided on a county road, traffic signs and traffic line striping must be installed in accordance with the current edition of the Manual of Uniform Traffic Control Devices (MUTCD). The County Roadway Plan shall be updated to reflect appropriate storage of the left-turn lane including key dimensions (width, tapers, etc.). A redlined plan is attached for reference. The applicant will review proposed taper and resolve any issues related to loss of proposed parking spaces along Clementon rd. (686).
- 3.3.1.10.K Centerline and Lane Transitions  
Where painted centerline of the county road is shifted to provide for a left-turn lane, the centerline and/or lane lines shall be re-painted with the appropriate transitions in accordance with current edition of the MUTCD. The County Roadway Plan shall be updated to reflect appropriate transition lengths. A redlined plan is attached for reference. Additionally, the curb line adjustments and on-street parking on Clementon Road (CR 686) associated with the "Future Development By Others" will be impacted by the centerline and lane transitions needed for the proposed left-turn lane.
- 3.3.1.10.L Traffic Control Islands  
The nose of the concrete median on the Lakeview Road (CR 561) driveway should be revised to be removed from the County ROW.
- 3.3.1.14 Traffic Signs  
Traffic Control signs shall conform to the current edition of the MUTCD. A note shall be added to the plans that all traffic control signs shall conform to the current edition of the MUTCD.

## **STORMWATER DRAINAGE**

1. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. A stormwater management basin has been provided that does meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge. The applicant's engineer should provide additional documentation that:
  - a. The final design meets the hydraulic impact requirements of NJAC 7:8-5.4(a)2iv
  - b. The storm water system is in total conformance with the NJAC 7:8.
2. The report states that the site discharges through MH-3 to MH-4, which eventually reaches an unidentified inlet on East Clementon Ave (CR 686). The applicant has demonstrated that the flows reaching MH-4 will be reduced for the 2-year, 10-year, and 100-year storm events, but this system appears to flow into an adjacent site without a shown connection to Clementon Road (CR 686). Additional detail shall be provided regarding the location and connection to the inlet in East Clementon Ave (CR 686). Further Analysis should determine if there is a surcharge condition downstream of MH-4 where the connection is made on East Clementon

Ave (Cr 686). Additionally, the profile for the connections between MH-3 to MH-4 is not depicted in the details section of the site plans. Please add this profile to the plans. Since the connection to MH-4 looks to be offsite the applicant is required to provide an Access and Maintenance agreement or a similar document that established a relationship between the applicant and this property owner for the installment of MH-4 and the use of the offsite stormwater system.

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

- a. While the stormwater analysis has shown a reduction in runoff for Watershed 1, the development along the property frontage may result in increased flows along the edge of road gutter. Per section 3.5.2.1 of the Camden County Development Regulations, where the subdivision driveway intersects a county road, gutter drainage along the county road must be intercepted by inlets on the upstream side of the new driveway to prevent stormwater from crossing the intersection. An inlet should be placed at the upstream side of the proposed driveways on County Roads.

## DETAILS

1. All construction or reconstruction within the County right-of-way is to be at County standards and Federal ADA standards.
2. All concrete within the County ROW shall have a 4500 PSI at 28 days.
3. The restoration pavement width for shall be a minimum of 2 feet.
4. 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 particularly along East Clementon Road (CR 686).
5. 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.
6. 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 HMA Driveway Section: Adjacent to Reinforced Concrete Sidewalk and Apron
    4. Standard Pavement Marking Legend
    5. Standard Left Turn In and Left Turn Out Prohibited
    6. Left Turn Lane and Transition
    7. Roadway Widening Roadway Restoration
      - A. Typical Roadway Restoration for Curb Installation
    8. Curb Face Form

5. The following specific details shall be updated:
  - a. Stop Bar – reflect 4" yellow line (centerline)
  - b. One-way arrow – reflect white striping

## **ADMINISTRATIVE**

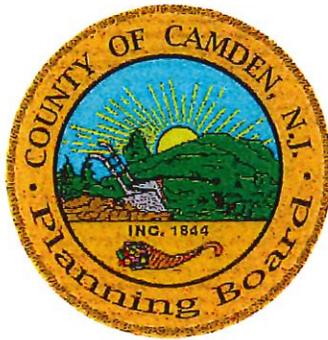
1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
2. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.
3. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant.
4. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
5. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.
6. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
7. Underground irrigation systems shall not be located within the County right-of-way.
8. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

## **OUTSIDE AGENCY APPROVALS**

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

*Kevin Becica*  
KEYVIN BECICA, PE, PP, CME, CFM  
County Engineer

*1/16/20*  
DATE



Cc: Applicant: Gibbsboro Development Group, LLC, Fax: 856-988-8886, Email: [jim@j-developmentgroup.com](mailto:jim@j-developmentgroup.com)  
Applicant Attorney: Timothy Prime, Fax: 856-273-8383; Email: [tim@primelaw.com](mailto:tim@primelaw.com)  
Applicant Engineer: Joseph Odenheimer, Stantec, Fax: 856-234-5928, Email: [joseph.odenheimer@stantec.com](mailto:joseph.odenheimer@stantec.com)  
Municipal Planning Board Secretary: Anne Levy, Fax: 856-782-8694, Email: N/A  
Municipal Review Engineer: Gregory Fusco, KEI Associates, Fax: 856-753-1091, Email: N/A

# CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

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

### Camden County Planning Board

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

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

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

**(PLEASE TYPE OR PRINT LEGIBLY)**

### Project Information:

Project Name: Wawa-- Lakeview Drive and Clementon Road

Project Address (if applicable) & Municipality: Lakeview Drive and Clementon Road, Gibbsboro Borough

Abuts County Road: Lakeview Drive, a/k/a Haddonfield-Berlin Road and Clementon Road a/k/a Clementon-Gibbsboro Road County Route No.: 561 (Lakeview Drive, a/k/a Haddonfield-Berlin Road) and 686 (Clementon Road a/k/a Clementon-Gibbsboro Road)

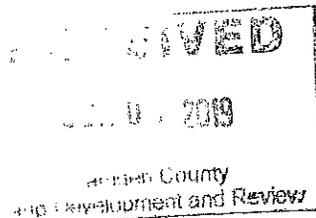
### Type of Submission (please check one):

- 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: C-2

Block(s): Please see below

Variance(s) Required: N/A

Lot(s): Please see below

Block 7.04, Lots 16.09, 19.06, 19.07, 19.08, 19.09, 19.10, 19.11 and 19.15

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-13-1-19

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Gibbsboro Development Group, LLC Phone: (856) 988-8770 Fax: (856) 988-8886

Address: 701 E Route 70, Building 1 – 2nd Flr Town & State: Marlton, NJ

Email: Jim@j-jdevelopmentgroup.com Zip.: 08053

Attorney: Timothy M. Prime, Esq, Prime Law Phone: 856-273-8300 Fax: 856-273-8383

Address: 14000 Horizon Way, Suite 325 Town & State: Mount Laurel, NJ

Email: tim@primelaw.com Zip.: 08054

Joseph R. Odenheimer, P.E.,

Engineer: Senior Project Manager for Stantec Phone: (856) 234-0800 x 6042 Fax: \_\_\_\_\_

Address: 10000 Midlantic Drive Suite 300W Town & State: Mount Laurel, NJ

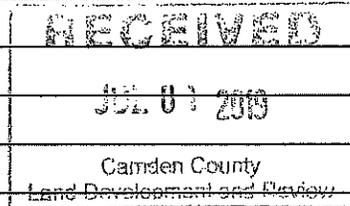
Email: Joseph.Odenheimer@stantec.com Zip.: 08054

**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: Proposed Wawa convenience store with sale of fuel



Increase in Impervious Coverage?:  YES  NO Total Increase or Decrease: 43,687 sf

Total Amount of Land Disturbed: 117,244 sf

Total Gross SF of all Buildings/ Development: 5,585 sf

Total New Residential Units: 0

Total New Jobs Created: TBD

SP-13-1-19

# CAMDEN COUNTY PLANNING BOARD APPLICATION

## Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

Will new lots be created? YES / NO      How Many New Lots? 2

Size of Existing Lot(s): 105,164 sq

Portion to be Subdivided: 2,938 sq

## 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: Gibbsboro Development Group, LLC

Signature of Applicant: [Signature] Date: 06/10/19

Agent Completing Application: Timothy M. Prime, Esquire, for Prime Law

Signature of Agent: [Signature] Date: 06/27/19

### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-13-1-19  
M-13-1-19

RECEIVED  
Stamp Date Received Below  
JUL 07 2019  
Camden County  
and Development and Review



# Gibbsboro Development Group, LLC

## Corporate Ownership Disclosure Statement

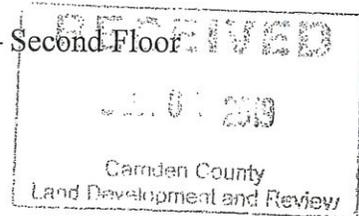
*This Corporate Ownership Disclosure statement is provided in compliance with the requirements of N.J.S.A. 40:55D-48.1 et seq.*

Owners holding 10% or more of any class of stock/interest in Gibbsboro Development Group, LLC:

1. 701 Realty Partners, LP  
701 E Route 70, Building 1 – Second Floor  
Marlton, NJ 08053

Owners holding 10% or more of any class of stock/interest in 701 Realty Partners, LP:

- 1.) A & B Development Group, LLC (100%)  
701 E Route 70, Building 1 – Second Floor  
Marlton, NJ 08053
  - a.) E Street Development Group, LLC (50%)  
701 E Route 70, Building 1 – Second Floor  
Marlton, NJ 08053
    - i.) James Angeloni (50%)  
701 E Route 70, Building 1 – Second Floor  
Marlton, NJ 08053
    - ii.) Jeff Angeloni (50%)  
701 E Route 70, Building 1 – Second Floor  
Marlton, NJ 08053
  - b.) PJN Development Group, LLC (50%)  
701 E Route 70, Building 1 – Second Floor  
Marlton, NJ 08053
    - i.) Paul P. Braungart (100%)  
701 E Route 70, Building 1 – Second Floor  
Marlton, NJ 08053



SP-13-1-19

M-13-1-19

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Kiwi Offices</b>
	Plan:	SP-12-11-19
	Municipality:	Cherry Hill
	Applicant:	Kiwi Offices Cherry Hill, LLC
	Abuts County Route:	Haddonfield Rd. (Cr. 644) and Federal St. (Cr. 537)

The project is located in the southwest quadrant of the intersection of Haddonfield Road and Maple Avenue. The project wraps around the 7-11 convenience store which is an out-parcel. The application is for the renovation of an existing developed parcel containing two abutting but separate vacant office buildings totaling 33,336 square feet. The interiors of both buildings would be renovated to support general office, and the existing parking repaired and resurfaced. New pavement markings would be installed and landscaping and lighting improvements made.

Access to and egress from the site is currently via two existing full movement driveways on Maple Avenue which are proposed to remain, and a full movement driveway on Haddonfield Road which is proposed to be moved south, further away from the signalized intersection of Haddonfield Road and Maple avenue, and modified to be a right turn in/ right turn out driveway.



**Project Name**  
Kiwi Offices

**Block**  
238.01 (CH)  
4213 (PT)

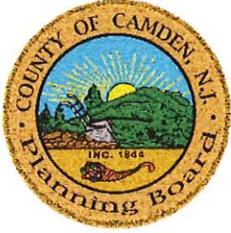
**Lot**  
2 (Both Muni)

**Town**  
Cherry Hill & Pennsauken



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





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

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

Kiwi Offices  
**PROJECT NAME**

Cherry Hill & Pennsauken  
Townships  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

PLATE: 123 (CH), 42 (Penn)

Revise as Noted

\_\_\_

PRELIMINARY PLAN

BLOCK: 238.01 (CH), 42.13  
(Penn)

\_\_\_

OTHER

LOT (s): 2 (CH), 2 (Penn)

**NAME:** Kiwi Offices Cherry Hill LLC

**ADDRESS:** 4 Haddonfield Road

**CITY:** Cherry Hill    **STATE:** New Jersey    **ZIP:** 08002

**SITE ABUTS COUNTY HIGHWAY:** Haddonfield Road (CR 644) and Maple Avenue (CR 537)

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

**GENERAL**

The project is located in the southwest quadrant of the intersection of Haddonfield Road and Maple Avenue. The project wraps around the 7-11 convenience store which is an out-parcel. The application is for the renovation of an existing developed parcel containing two abutting but separate vacant office buildings totaling 33,336 square feet. The interiors of both buildings would be renovated to support general office, and the existing parking repaired and resurfaced. New pavement markings would be installed and landscaping and lighting improvements made.

Access to and egress from the site is currently via two existing full movement driveways on Maple Avenue which are proposed to remain, and a full movement driveway on Haddonfield Road which is proposed to be moved south, further away from the signalized intersection of Haddonfield Road and Maple Avenue, and modified to be a right turn in/ right turn out driveway.

**The following documents have been reviewed:**

1. Site plan entitled "Kiwi Offices, Plate 123, Block 238.01, Lot 2, Cherry Hill Township, Plate 42, Block 4213, Lot 2, Pennsauken Township, Minor Site Plan", prepared by James Sassano Associates, Inc.; dated September 25, 2019 and revised January 21, 2020 (Revision 3).
2. Drainage Statement Report for "Kiwi Office Site Plan, Plate 123, Block 238.01, Lot 2, Cherry Hill Township and Plate 42, Block 4213, Lot 2 Pennsauken Township, Camden County, New Jersey", prepared by James Sassano Associates, Inc.; dated September 25, 2019.
3. Traffic and Parking Analysis for "Kiwi Office Site Plan, Plate 123, Block 238.01, Lot 2, Cherry Hill Township and Plate 42, Block 4213, Lot 2 Pennsauken Township", prepared by Shropshire Associates, LLC, dated October 15, 2019.
4. Survey of Property for Block 238.01, Lot 2, Township of Cherry Hill, Block 4213, Lot 2, Township of Pennsauken, County of Camden, State of New Jersey", prepared by V & I Associates, dated March 28, 2019.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Haddonfield Road (CR 644) has a proposed right-of-way of 74 feet, with an existing right-of-way of 66 feet and that Maple Avenue (CR 537) has a proposed right-of-way of 66 feet, with an existing right-of-way of 66 feet. The Camden County 2017 Highway Master Plan Update recommends for both roadways "Corridor-wide intersection improvements focused on improving level of service, turning lanes and turning lane width, overall safety for motorized and nonmotorized users, complete streets investigation and improved air quality". The applicant is required to provide additional right-of-way through a roadway easement to widen Haddonfield Road from the centerline along the applicant's frontage. The following is noted:
  - a. The site plan should be revised to indicate the roadway easement dedicated to Camden County. The dedication should be 4' wide to achieve a 37' half section.
  - b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
  - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.

**SITE PLAN**

1. 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.
2. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

3.3.1.9 Spacing of New Driveways (**Plan Does Not Conform**) Applicant Request a Technical Waiver for the locations of the existing driveways.

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

**(Plan Does Not Conform)** The minimum corner radii where a new two-lane driveway intersects a county road shall be 15'. Larger corner radii may be required to ensure that vehicles turning into and out of the new driveway do not cross the centerline of the new driveway or cross the centerline of the county road or encroach on an adjacent traffic lane. Where driveway aprons are permitted or required the apron shall flare out a minimum of 3' on each side of the driveway at the terminus of the driveway at the county road. Larger driveway flares may be required to ensure that vehicles turning into and out of the new driveway do not cross the centerline of the new driveway or cross the centerline of the county road or encroach on an adjacent traffic lane. A technical waiver from Section 3.3.1.10.D is required to permit the two driveways on Maple Avenue to remain in the current condition. The waiver is recommended since Maple Avenue was recently repaved and the existing driveways function safely.

3.3.1.10.E Driveway and Apron Material (**Plan Does Not Conform**) Driveways at a County Road shall be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25' from the edge of pavement of the county road including a 4' width of sidewalk. Where concrete aprons are permitted or required the aprons shall consist of class "B" 6% + 1.5 air entrained concrete (Portland cement) 6" thick and reinforced with welded wire fabric (6" X 6" - 8/8). (Detail 6) Where concrete aprons are permitted or required depressed curb shall be provided at a proposed driveway. The depressed curb shall extend to a distance of at least 10' further than the width of the driveway where the apron flares out at the county road. Where curb radii are permitted or required the depressed curb shall extend to the point of curvature at the edge of the county road. Depressed curb shall consist of class "B" air entrained gray concrete (Portland cement) and measure 8" at the top, 9" at the base, 18" in height and have a 1 1/2" reveal (Detail 3). Where depressed curb is installed at a new driveway the county road pavement must be saw cut and repaired in accordance with county requirements and standards contained in these regulations (Detail 16). The plan Sheet 5 should be revised to show the 2 foot wide repair along Haddonfield- Road (CR 644).

3.3.1.10.F Americans with Disabilities Act (ADA) Requirements

**(Plan Does Not Conform)** ADA accessible routes are required for the Maple Avenue driveways. Applicant shall revise site plans to show that the accessible route with 2% cross slope and 4 foot sidewalk width is provided where driveways intersect the sidewalk.

3.3.1.14 Traffic Signs (**Plan Does Not Conform**) A near side right R3-2 sign is missing for the northbound Haddonfield Avenue left turn prohibition.

3.3.1.16 Pavement Markings (**Plan Does Not Conform**) Striped crosswalks shall be shown across the Haddonfield Road driveways. Pavement marking materials installed for the crosswalk shall either be long-life thermoplastic. Crosswalk lines across county roads, municipal roads or driveways shall consist of 6" wide white extruded epoxy material, separated by a 6' gap. Stop bars shall be used at all new driveway locations. Stop bars shall consist of 24" wide white thermoplastic material. Stop bars must be located a minimum of 4' behind the extended edge of pavement of the county road or a minimum of 4' behind an

existing or proposed depressed curb for handicapped ramps.

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

1. The applicant is decreasing the impervious coverage by 0.08 acres and does not meet the definition of major development under the stormwater regulations. Stormwater improvements as required under NJAC 7:8 are not required.

## **DETAILS**

1. All construction or reconstruction within the County right-of-way is to be at County standards, and current ADA standards.
2. The following County standard details are required for improvements in the County right-of-way:

### Details:

1. Standard 8"X9"X18" Concrete Vertical Curb (Detail 1)
2. Standard Depressed Concrete Curb (Detail 3)
3. Standard Vertical Concrete Curb Taper (Detail 4)
4. Standard Concrete Sidewalk (Detail 5)
5. Standard Concrete Driveway and Concrete Apron (Detail 6)
6. Standard Driveway Treatment: Apron and Flare (Plan View) (Detail 9)
7. Standard Left Turn In and Left Turn Out Prohibited (Detail 12)
8. Roadway Widening Roadway Restoration
  - A. Typical Roadway Restoration for Curb Installation (Detail 18A)

## **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. 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.

5. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
6. 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.
7. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.

### OUTSIDE AGENCY APPROVALS

1. Applicant is responsible for all environmental permits required.

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

  
\_\_\_\_\_  
DATE



Cc: Applicant: Christopher Jerjian, [cj@kiwioffices.com](mailto:cj@kiwioffices.com)  
Applicant Attorney: Robert Careless, [rcareless@cozen.com](mailto:rcareless@cozen.com)  
Applicant Engineer: Richard Clemson, PE, [rick@jsaengineering.com](mailto:rick@jsaengineering.com), Doug Szabo [doug@jsaengineering.com](mailto:doug@jsaengineering.com)  
Municipal Planning Board Secretary: Natalie Shafiroff, [NShafiroff@chtownship.com](mailto:NShafiroff@chtownship.com)  
Municipal Review Engineer: Stacey Arcari, PE, PP, CME, PTOE, [sarcari@erinj.com](mailto: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](mailto:planningdivision@camdencounty.com)

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

**(PLEASE TYPE OR PRINT LEGIBLY)**

### Project Information:

Project Name: Kiwi Offices Cherry Hill LLC

Project Address (if applicable) & Municipality: 4 Haddonfield Road; Cherry Hill and Pennsauken

Abuts County Road: Haddonfield and Maple County Route No.: 644 and 537

### 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): 123 (CHT) and 42 (PT)\*

Existing Zoning: Neighborhood Business (B1)

Block(s): 238.01 (CHT) and 4213 (PT)

Variance(s) Required: N/A

Lot(s): Lot 2 (CHT) and Lot 2 (PT)

(CHT) Denotes Cherry Hill Twp.; (PT) Denotes Pennsauken Twp.

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.

5P-12-12-19

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Christopher Jerjian Phone: (215)703-7430 Fax: \_\_\_\_\_

Address: 204 Ark Road, Suite 104-G Town & State: Mount Laurel, NJ

Email: CJ@KiwiOffices.com Zip.: 08054

Attorney: Robert M. Careless Phone: (215)665-4798 Fax: (215)701-2464

Address: 1650 Market St., Suite 2800 Town & State: Philadelphia, PA

Email: rcareless@cozen.com Zip.: 19103

Engineer: James Sassano Associates, Inc. Phone: (609)704-1155 Fax: (609)704-1166

Address: 41 South Route 73, Suite 201 Town & State: Hammonton, NJ

Email: Rick@jsaengineering.com Zip.: 08037

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

### Residential

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

### Commercial

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

### Industrial

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

## Project Description & Statistics:

Short Description of Project: Rehabilitation of an existing office complex. Mill and overlay parking lot paving, re-stripe parking stalls and ADA parking, new parking lot lighting and new landscaping. Existing driveway access to Haddonfield Road and Maple Avenue will remain as it presently exists.

Increase in Impervious Coverage?: YES  NO  Total Increase or Decrease: 0.0 (no change)

Total Amount of Land Disturbed: 0.0 (mill and overlay existing paving)

Total Gross SF of all Buildings/ Development: 24,477 SF (Existing)

Total New Residential Units: N/A

Total New Jobs Created: Not known at this time.

SP-12-12-19

# 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): 2.63 acres (Total)

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

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

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

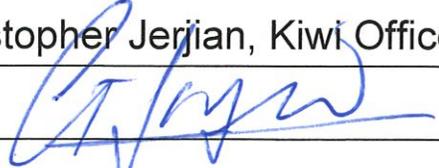
Authorized Municipal Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

## Signatures Required:

Name of Applicant: Christopher Jerjian, Kiwi Offices Cherry Hill LLC

Signature of Applicant:  Date: 8/14/2019

Agent Completing Application: Richard J. Clemson, P.E.

Signature of Agent:  Date: 8/21/2019

### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-12-12-19

### Stamp Date Received Below

# CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

## Company/ Organization Information

Name of Company/Organization: Kiwi Offices Cherry Hill 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
Christopher Jerjian	204 Ark Rd., Suite 104-G. Mt. Laurel, NJ 08054	Owner

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

X   
Signature of Owner & Title

8/14/2019  
Date

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

\_\_\_\_\_  
Date

JP-12-12-19