

Louis Cappelli, Jr.
Freeholder Director
Barbara Holcomb
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 Barbara Holcomb – 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

May 26th, 2020

Meeting to be held virtually

Link to virtual location is available at:

<https://www.camdencounty.com/service/public-works/planning/planning-board-meetings/>

 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 – February 2020
6. Review of Projects for Board Action:
 - a. **SP-12-2-20** Brown Dog Holdings Cherry Hill Twp.
 - b. **SP-36-3-20** Mach-1 Car wash Winslow Twp.
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., Esq, Freeholder Director
Hon. Barbara Holcomb, 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
April 28th, 2020**

The meeting was convened at 6:00 PM by Andrew Levecchia at the County Public Works Complex in Lindenwold. Andrew Levecchia announced that the meeting was being held virtually by Zoom.

Mr. George Jones (joined by phone after start of meeting), Mr. Tom Schina, Mr. Matthew Marrone, Mr. Joe Pillo, Mr. Ryan Doran, and Ms. Alexis Williams and Mr. William England, Assistant County Engineer were all present.

Planning Board Solicitor: Ms. Catherine Binowski was present.

Staff: Mr. Andrew Levecchia was present.

MINUTES

A motion was made to approve the minutes of the February 24, 2020 meeting by Mr. Tom Schina and seconded by Mr. Doran. Roll Call vote taken. Ms. William abstained all others present voted in favor of the motion.

Review of Projects for Board Action

1. SP-3-1-19 Tonewood Barrington

Duncan Prime, Esq., Eli Facchinei Owner, Matt Baldino PE, George Murphy Architect

The application is for the conversion of an existing vacant commercial property to an 8,700 square foot brewery with a 5,000 square foot tasting room/ retail shop. The property is located in the northeast quadrant of the intersection of Clements Bridge Road (County Route 573) and E. Atlantic Avenue (County Route 727). and is proposed to have access to/from E. Atlantic Avenue via a two-way driveway. Access to an employee only parking area is from Page Avenue, a local municipal street. A fence with a gate will separate the public and employee parking areas.

In addition to the public parking area, two handicapped parking spaces which also serve as the truck loading area are proposed on E. Atlantic Avenue.

All items in the review letter were discussed and stratified. The issue of deliveries to the grain silo and use of barrier free parking spots was addressed by limiting delivers to before noon and not during operating hours.

A motion was made by Ms. Williams and seconded by Mr. Doran to approve this application; a roll call vote was taken, and all present were in favor.

2. SP- 34-5-19 Wawa Voorhees

Duncan Prime, Esq. James Angeloni Owner/Developer, Matt Sharo PE, Betsey Dolan PE – Traffic Engineer

The applicant proposes to demolish an existing 3,088 SF Wawa convenience store and construct a 5,585 SF Wawa Food Market and 7,150 SF fueling canopy with associated driveways, parking areas, stormwater management, landscaping, lighting and other proposed site improvements to support this construction.

The current Wawa has driveways fronting both County Roads. The proposed plans will change the location of the driveways along White Horse Road. Access to Burnt Mill Road is shifting slightly to the east. Improvements to the traffic signalized intersection include restriping to provide an additional lane and associated capacity.

Proposed stormwater management will include an underground detention basin, roof drains, pipes and inlets. Overland flow from open space areas will continue to flow into an existing inlet within Burnt Mill Road. Some driveway runoff will contribute to the flow into an existing inlet along White Horse Road West. In addition, an underground detention basin is proposed to collect runoff from impervious surfaces associated with the majority of the proposed improvements. This stormwater will be discharged via an outlet control structure to the existing inlet within White Horse Road West.

All items in the review letter were discussed and stratified. Several Technical waivers outlined in the response letter to the Camden County Engineering comments were discussed and accepted. It was agreed that upon approval the Applicant and County will develop a satisfactory solution to the suggested improvements of the left turn lane West approach from Burnt Mill Rd.

A motion was made by Mr. Schina and seconded by Mr. Pillo to approve this application; a roll call vote was taken, and all present were in favor.

PUBLIC COMMENTS

None.

CHAIRMAN'S REPORT

None.

ATTORNEY'S REPORT

None.

COUNTY ENGINEER'S REPORT

None.

COUNTY PLANNING REPORT

None.

NEW BUSINESS

None.

OLD BUSINESS

None

ADJOURNMENT

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

Respectfully Submitted,
Andrew Levecchia PP/AICP
County Planner

CAMDEN COUNTY PLANNING BOARD Land Development Review			Review List for Meeting	
			May 26, 2020	
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Brown Dog Holdings, LLC.	SP-12-2-20	Cherry Hill	office building addition and stormwater enhanements
SP-2	Mach -1 Car Wash	SP-36-3-20	Winslow Twp.	developmet of a drive through automated car wash

STAFF REPORT MEETING OF:	RE:	Brown Dog Holdings, LLC.
	Plan:	SP-12-2-20
	Municipality:	Cherry Hill, Twp.
	Applicant:	Brown Dog Holdings, LLC.
	Abuts County Route:	Church Rd. (Cr. 616)

The applicant proposes to expand the existing 1.5-story office building from 1,034 square feet to a total of 3,180 square feet in usable floor area. The applicant also proposes to expand the existing parking lot which has access to Church Road (CR 616) from a capacity of approximately eight (8) vehicles to provide a total of fifteen (15) stalls. A "rain garden" basin is proposed on site for stormwater management.



Project Name

Brown Dog Holdings Office Addition

Block

289.05

Lot

3

Town

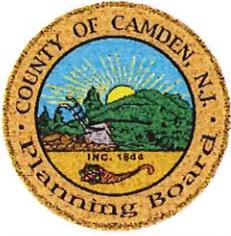
Cherry Hill



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Feet



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

**COUNTY PLAN:
SP-12-2-20**

Brown Dog Holding Office Addition
PROJECT NAME

Cherry Hill Township
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: 142

PRELIMINARY PLAN

BLOCK: 289.05

OTHER

LOT (s): 3

NAME: Brown Dog Holding, LLC

ADDRESS: 2420 Church Road

CITY: Cherry Hill Township **STATE:** NJ **ZIP:** 08002

SITE ABUTS COUNTY HIGHWAY: Church Road (CR 616)

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

GENERAL

The applicant proposes to expand the existing 1.5-story office building from 1,034 square feet to a total of 3,180 square feet in usable floor area. The applicant also proposes to expand the existing parking lot which has access to Church Road (CR 616) from a capacity of approximately eight (8) vehicles to provide a total of fifteen (15) stalls. A "rain garden" basin is proposed on site for stormwater management.

The following documents have been reviewed:

1. Site plan entitled "Preliminary and Final Site Plan for Brown Dog Holding Office Addition", prepared by Michael D. Galante, PE, MGE Engineering Associates, LLC; dated November 2019.
2. "Stormwater Management Report for Brown Dog Holding Office Addition", prepared by Michael D. Galante, PE, MGE Engineering Associates, LLC; dated December 27, 2019.
3. "Stormwater Operations and Maintenance Manual for Brown Dog Holding Office Addition", prepared by Michael D. Galante, PE, MGE Engineering Associates, LLC; dated December 27, 2019.
4. Survey plan entitled "Boundary and Topographic Plan, #2420 Church Road", prepared by JTS Engineers and Land Surveyors, Inc., dated May 15, 2019.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Church Road (CR 616) has a proposed right-of-way of 66 feet and an existing right-of-way of 49.5 feet. The boundary and site plans indicate an existing right-of-way width of 50 feet. Regardless of this minor discrepancy, the applicant is required to provide additional right-of-way through a roadway easement to an offset of 33 feet from the right-of-way centerline to accommodate the future widening of Church Road (CR 616) along the applicant's frontage. The following is noted:
 - a. The site plans 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.

SITE PLAN

2. The site plans indicate only the limited replacement of curb along the Church Road (CR 616) property frontage, to reconstruct the site access. However, the curb and sidewalk along the Church Road (CR 616) property frontage is generally in poor condition. The curb generally has substandard reveal and there are various discontinuities along sidewalk that could create tripping hazards. Therefore, the curb and sidewalk along the Church Road frontage should be replaced. The plans should be revised to indicate curb replacement, sidewalk replacement and pavement restoration in accordance with Standard Detail 18, which should be included in the plans.
3. The stormwater drainage inlet along the Church Road (CR 616) property frontage has a substandard curb piece. The plans should be revised to indicate the replacement of the curb piece with a Type N eco grate in conjunction with the curb replacement, in accordance with County Standard Detail 15, which should be included in the plans.
4. Along the Church Road (CR 616) site frontage, the street signs and one of the bus stops signs and their posts are out of plumb. The plans should be revised to indicate the resetting and

proper anchoring of the signposts.

5. The Soil Erosion and Sediment Control Plan does not indicate an inlet filter at the inlet along the south side of Church Road (CR 616) west of the site. This inlet is at a low point and may receive runoff and sediment from the site construction. The plan should be revised to indicate an inlet filter in this location. An appropriate inlet filter detail is already included on the plans.

STORMWATER MANAGEMENT NJAC 7:8

6. Based on the site plans and stormwater management (SWM) report, the proposed improvements will disturb 0.39 acres of land and increase impervious surfaces by 4,497 square feet (SF). The proposed improvements do not ultimately disturb one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. Therefore, the proposed improvements do not meet the definition of "major development" under NJAC 7:8. However, the SWM report indicates SWM facilities are required by the Cherry Hill Township stormwater management ordinance. A "rain garden" SWM basin is proposed to meet these requirements. Since an SWM facility is proposed, this facility must comply with NJAC 7:8.
7. The basin must comply with a standard in the NJ Stormwater BMP Manual. The relevant standard for the proposed "rain garden" is the Bioretention System BMP. This BMP requires a minimum sand content of 85%, a maximum silt content of 15% and filter fabric along the sides of the soil bed. The site plans do not reflect these requirements and shall be revised accordingly.
8. The basin detail does not indicate the post-construction permeability testing required by the NJ Stormwater BMP Manual. These requirements should be added to the detail.
9. No test pit data was provided to substantiate the basin design, including the design infiltration rate used in the SWM analysis or the depth from the basin bottom to the seasonal high groundwater elevation. Test pit information including test pit locations, permeability test results and the seasonal high groundwater elevation of the soils under the infiltration system must be provided in accordance with NJ Stormwater BMP Manual Appendix E.
10. The intent of the stormwater drainage design appears to be to direct runoff from the primary parking lot into the basin by depressing the parking lot curb. However, based on the grading plan, the curb is fully depressed in only one location along the basin, at an elevation of 26.00. The curb is not fully depressed at the low point of the parking lot, where the proposed gutter and top of curb elevations are 25.82 and 26.00 respectively. The grading plan must be revised to ensure positive drainage and clarify the limits of the full curb depression.
11. Grass appears to be proposed in the area between the depressed curb in the primary parking lot and the basin. The flow along the parking lot gutters is expected to concentrate at the edges of the curb depression. The applicant's engineer should confirm the stability of the area between the depressed curb and the basin. The applicant's engineer should consider providing permanent stabilization in this area, such as rip-rap slope protection.
12. No stabilization is provided at the roof drain outlets into the basin. The plans should be revised to indicate appropriate outlet protection at these locations.

13. An emergency spillway is proposed to discharge runoff that overflows from the basin into the stream along the site. No stabilization apart from grass is proposed along the spillway. The SWM analysis indicates the basin overtops during the 10-year design storm. No berm is indicated around the basin to concentrate basin discharge to the spillway. No stability calculations were provided for the spillway or downstream areas. The plans shall be revised to indicate a berm around the basin providing a minimum freeboard of 1 foot over the maximum water surface elevation for the 100-year design storm. Calculations shall be provided to demonstrate the stability of the spillway and the area between the spillway and the receiving stream. The spillway and receiving area should be stabilized as needed based on these calculations.
14. Based on the SWM report, the proposed basin appears to meet the SWM requirements of NJAC 7:8 for water quantity, water quality, and recharge. However, the applicant's engineer should provide the additional documentation indicated in previous comments to support this conclusion.
15. A Stormwater Operations and Maintenance Manual, or maintenance plan, has been provided in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 has been provided. The basin and associated SWM measures must be maintained by the owner in perpetuity. The maintenance plan includes references to inlet pipes and outlet structures and does not address berm and spillway maintenance. The maintenance plan must be revised to include maintenance requirements for these facilities.
16. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.

DETAILS

17. The following County standard details are required for improvements in the County right-of-way:
 9. Standard Driveway Treatment: Apron and Flare (Plan View)
Note: Indicate a maximum flare width of 3 feet at the curb line
 15. Curb Inlet with Bicycle Safe Grate and Type 'N-Eco' Curb Piece
 18. Roadway Widening Roadway Restoration
 - A. Typical Roadway Restoration for Curb Installation

ADMINISTRATIVE

18. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans 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.
19. 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.

20. 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.
21. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
22. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will 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.
23. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.

OUTSIDE AGENCY APPROVALS

24. Applicant is responsible for all environmental approvals required, including NJDEP and CCSCD approvals.



William England, PE
Assistant County Engineer



DATE



Cc: Applicant: jenniferm@qualityfirstsolutions.com
Applicant Attorney: dms@shafkowitzlaw.com
Applicant Engineer: mgeassociates@gmail.com
Municipal Planning Board Secretary: cdiamantis@chtownship.com
Municipal Review Engineer: 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: Brown Dog Holding Office Addition
Project Address (if applicable) & Municipality: 2420 Church Road, Cherry Hill
Abuts County Road: Church Road County Route No.: 61b

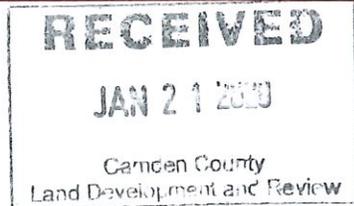
Type of Submission (please check one):

- 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): 142 Existing Zoning: O-3-Professional Office Zone
Block(s): 289.05 Variance(s) Required: See Attached
Lot(s): 3

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

SP-12-2-20

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Brown Dog Holding Phone: 1-856-577-8730 Fax: _____

Address: 2420 Church Road Town & State: Cherry Hill, N.J. 08002

Email: Jennifer.M@qualityfirstsolutions.com Zip: 08002

Attorney: David M. Shafkowitz, esq Phone: 215-872-2127 Fax: _____

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

Email: dms@Shafkowitz.law.com Zip: 18914

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

Address: 76 Argyle Avenue Town & State: Blackwood, N.J.

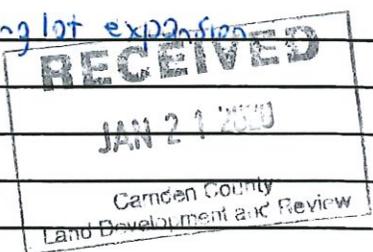
Email: mgeassociates@gmail.com Zip: 08012

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 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 type="radio"/> Sports or Entertainment | <input type="radio"/> Other: _____ |

Project Description & Statistics:

Short Description of Project: Building addition and parking lot expansion



Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: 4,497 SF

Total Amount of Land Disturbed: 16,087 SF (0.370 Acres)

Total Gross SF of all Buildings/ Development: 3,180 SF

Total New Residential Units: N/A

Total New Jobs Created: 8

SP-12-2-20

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): 44,239 SF

Portion to be Subdivided: MA

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: Jennifer Bailey

Signature of Applicant: [Signature] Date: 1/3/2020

Agent Completing Application: _____

Signature of Agent: _____ Date: _____

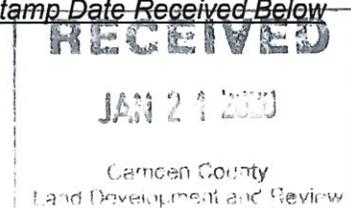
For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-12-2-20

Stamp Date Received Below



CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: BROWN DOG HOLDING

Is the Company a Corporation? YES / NO

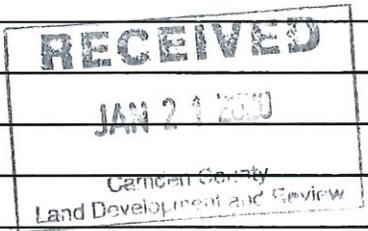
If yes, what State is the Corporation incorporated in? NEW JERSEY

Is the Company a Partnership? YES / NO

Is Company an Individual Owner? YES / NO

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

Name	Address	Title
<u>GEORGE MARIK</u>	<u>152 Cherrytree Lane Cherry Hill, NJ 08002</u>	<u>CEO</u>
<u>Jennifer Bailey</u>	<u>127 N. Monroe Ave Cherry Hill, NJ 08002</u>	<u>Director of operations</u>



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

X
Signature of Owner & Title

1/3/2020
Date

X
Signature of Owner & Title

1/3/2020
Date

SP-12-2-20

STAFF REPORT MEETING OF:	RE:	Mach-1 Car Wash
	Plan:	SP-36-3-20
	Municipality:	Winslow, Twp.
	Applicant:	Hutton ST 17 LLC
	Abuts County Route:	Cross Keys Rd. (Cr. 689)

The County Planning Board application for “MACH-1 Car Wash (Sicklerville)” on behalf of Hutton St 17, LLC (“The Applicant”) has been reviewed. The Applicant is proposing a Use Variance and Major Site Plan of Lot 1.06 within Block 602 in Winslow Township. The existing lot is vacated commercial property 3.89 acres. The applicant is proposing to develop a 4,600 SF express car wash. The application requires a Use Variance to permit the proposed land use within Minor Commercial Zone – C.

The lot fronts Berlin-Cross Keys Road (CR 689) to the west. The remainder of the lot is bounded by existing properties to the north, south and west. The development includes a single site access with full turning movements permitted both entering and exiting the site. The site access will be stop-controlled.



Berlin Cross Keys Rd

602
1.06

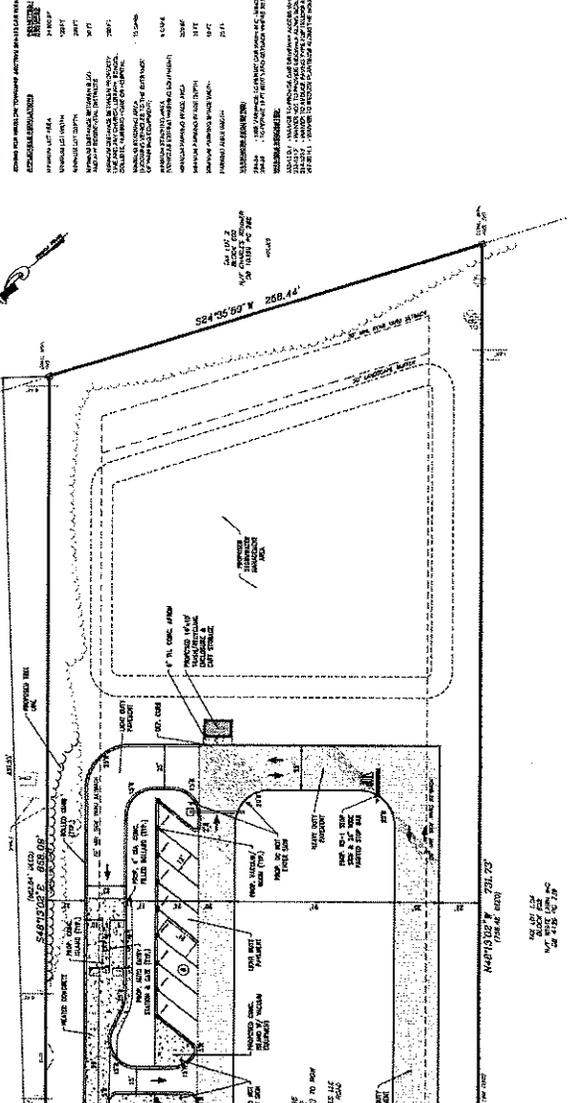
Project Name <i>Mach -1 Car Wash</i>		Town Winslow Twp
Block 602	Lot 1.06	 0 50 100 200 Feet

SITE STATISTICS

DESCRIPTION	QUANTITY	UNIT	REMARKS
CONCRETE	12,500	CU YD	FOR FOUNDATION, DRIVEWAYS, AND CURBS
ASPHALT	15,000	SQ YD	FOR DRIVEWAYS AND PAVEMENT
GRAVEL	10,000	CY	FOR DRIVEWAYS AND PAVEMENT
BRICK	1,000,000	BRICK	FOR WALLS AND PARTITION WALLS
CEMENT	100	TONS	FOR CONCRETE
STEEL	100	TONS	FOR REINFORCEMENT
WOOD	100	CU YD	FOR FORMWORK
PAINT	100	GALLONS	FOR INTERIORS
GLASS	100	SQ FT	FOR WINDOWS
ROOFING	100	SQ FT	FOR ROOFING
MECHANICAL	100	TONS	FOR MECHANICAL EQUIPMENT
ELECTRICAL	100	TONS	FOR ELECTRICAL EQUIPMENT
PLUMBING	100	TONS	FOR PLUMBING EQUIPMENT
LANDSCAPING	100	TONS	FOR LANDSCAPING EQUIPMENT
UTILITIES	100	TONS	FOR UTILITIES EQUIPMENT
DEMOLITION	100	TONS	FOR DEMOLITION EQUIPMENT
CONCRETE	12,500	CU YD	FOR FOUNDATION, DRIVEWAYS, AND CURBS
ASPHALT	15,000	SQ YD	FOR DRIVEWAYS AND PAVEMENT
GRAVEL	10,000	CY	FOR DRIVEWAYS AND PAVEMENT
BRICK	1,000,000	BRICK	FOR WALLS AND PARTITION WALLS
CEMENT	100	TONS	FOR CONCRETE
STEEL	100	TONS	FOR REINFORCEMENT
WOOD	100	CU YD	FOR FORMWORK
PAINT	100	GALLONS	FOR INTERIORS
GLASS	100	SQ FT	FOR WINDOWS
ROOFING	100	SQ FT	FOR ROOFING
MECHANICAL	100	TONS	FOR MECHANICAL EQUIPMENT
ELECTRICAL	100	TONS	FOR ELECTRICAL EQUIPMENT
PLUMBING	100	TONS	FOR PLUMBING EQUIPMENT
LANDSCAPING	100	TONS	FOR LANDSCAPING EQUIPMENT
UTILITIES	100	TONS	FOR UTILITIES EQUIPMENT
DEMOLITION	100	TONS	FOR DEMOLITION EQUIPMENT

LEGEND

- 1" CONCRETE
- 2" ASPHALT
- 3" GRAVEL
- 4" BRICK
- 5" CEMENT
- 6" STEEL
- 7" WOOD
- 8" PAINT
- 9" GLASS
- 10" ROOFING
- 11" MECHANICAL
- 12" ELECTRICAL
- 13" PLUMBING
- 14" LANDSCAPING
- 15" UTILITIES
- 16" DEMOLITION



NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CONTRACTOR

WILLIAM P. GEORGE P.E.
 100 BERLIN CROSS KEYS ROAD
 TOWNSHIP OF WINDSOR
 COUNTY OF CAMDEN, STATE OF NEW JERSEY

CLIENT

BACH CAR WASH (SICKLERVILLE)
 PLATE & BLACK HILL LOT 148
 160 BERLIN CROSS KEYS ROAD
 TOWNSHIP OF WINDSOR
 COUNTY OF CAMDEN, STATE OF NEW JERSEY

DATE

11/11/2011

SCALE



DATE

11/11/2011

PROJECT

BACH CAR WASH (SICKLERVILLE)

CLIENT

WILLIAM P. GEORGE P.E.

DATE

11/11/2011

PROJECT

BACH CAR WASH (SICKLERVILLE)

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DATE

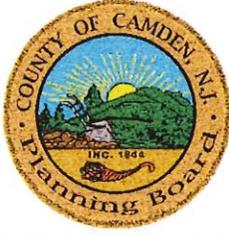
11/11/2011

PROJECT

BACH CAR WASH (SICKLERVILLE)

CLIENT

WILLIAM P. GEORGE P.E.



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

**COUNTY PLAN:
SP-36-3-20**

MACH-1 Car Wash (Sicklerville)

PROJECT NAME

Winslow Township

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: 6

PRELIMINARY PLAN

BLOCK: 602

OTHER

LOT (s): 1.06

NAME: Mach-1 Car Wash (Sicklerville) Hutton ST 17 LLC

ADDRESS: 660 Berlin-Cross Keys Road, Winslow Township

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

SITE ABUTS COUNTY HIGHWAY: Berlin-Cross Keys Road (CR 689)

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

GENERAL

The County Planning Board application for "MACH-1 Car Wash (Sicklerville)" on behalf of Hutton St 17, LLC ("The Applicant") has been reviewed. The Applicant is proposing a Use Variance and Major Site Plan of Lot 1.06 within Block 602 in Winslow Township. The existing lot is vacated commercial property 3.89 acres. The applicant is proposing to develop a 4,600 SF express car wash. The application requires a Use Variance to permit the proposed land use within Minor Commercial Zone – C.

The lot fronts Berlin-Cross Keys Road (CR 689) to the west. The remainder of the lot is bounded by existing properties to the north, south and west. The development includes a single site access with full turning movements permitted both entering and exiting the site. The site access will be stop-controlled.

The following documents have been reviewed:

1. Use Variance and Preliminary & Final Major Site Plan entitled "Site Plans, MACH-1 Car Wash (Sicklerville)" (Sheets 1 – 13) prepared by Site Civil Engineering, dated February 6, 2020.
2. Boundary & Topographic Survey, Sheet 1 of 1, prepared by Vargo Associates, dated October 29, 2019.
3. Winslow Township Zoning Board Review Letter, prepared by Churchill Consulting Engineers, dated March 9, 2020.
4. Traffic Engineering Assessment, entitled "Mach 1 Sicklerville", prepared by Shropshire Associates, LLC; dated February 10, 2020.
5. Stormwater Manager Report, prepared by Site Civil Engineering, dated February 6, 2020.

TRAFFIC

1. Camden County concurs with the findings of the Winslow Township Zoning Board Review Letter, Section V – Site Circulation.
2. Applicant shall revise site plan to depict sight triangle to assure acceptable intersection sight distance is provided per A Policy on Geometric Design of Highways and Streets published by American Association of State Highway and Transportation Officials (AASHTO).
3. The following comments are on the installation and call-out of signing for the Site Plan:
 - a. Applicant shall provide sign detail for proposed "Do Not Enter" Sign (MUTCD Sign R5-1).
 - b. Traffic Sign Details on Sheet 11 of 13 includes MUTCD Signs R4-7 (Keep Right of Median) and R3-2 (No Left Turn). These signs are not shown to be installed on Site Plan, Sheet 3 of 13. Applicant shall review and revise plans accordingly.
 - c. Applicant shall revise site plan to properly identify the installation of "Stop Sign" as Sign "R1-1".
4. Applicant should provide justification for reporting HCM Level of Service results using the Synchro Trafficware (Version 10) 2010 Highway Capacity Manual (HCM) Reports in lieu of HCM 6th Edition Reports.

STORMWATER MANAGEMENT NJAC 7:8

1. The proposed improvements ultimately disturb one or more acres (43,560 SF) of land and therefore meet the definition of "major development" under NJAC 7:8.
2. Camden County concurs that the applicant meets the water quantity management

requirements under NJAC 7:8-5.4.

3. The proposed improvements include greater than ¼ acre of new or additional impervious surfaces. To meet the water quality management under NJAC 7:8-5.5 the average annual total suspended solids (TSS) load must be reduced by 80% of the quality design storm, 1.25" inches of rainfall in two hours. Infiltration structures provide 80% removal rate. Applicant is required to include water quality design storm in stormwater analysis.
4. Our office concurs that the applicant meets the recharge requirements under NJAC 7:8 as the increase of runoff volume for the 2-year storm from pre-construction to post-construction is infiltrated.
5. The following comments are provided regarding the calculations, SWM Report and Plans:

Sheet 4 of 13

- a. Emergency spillway elevation is set at 160.10'. Nearby existing spot grade is at 160.20'. Ensure spillway has positive drainage.
- b. Provide emergency spillway cross section and details.
- c. Verify bottom elevation of basin. Basin Excavation Note #3 has bottom at 155.5'. Basin Section view shows 156.50'.
- d. Include note that no heavy equipment shall operate in the basin footprint.
- e. Excavation for the temporary sediment basin must be at least 2 feet above the final design elevation of the basin bottom in accordance with Chapter 9.5 of New Jersey's Stormwater Best Management Practices. Update Basin Excavation Note #3.
- f. Minimum pipe size shall be 15" in accordance with Section 10.6.2.A of New Jersey's DOT Design Manual.

Sheet 8 of 13

- a. Include inlet protection and construction entrance in legend.
- b. Show tree protection fence if necessary. Tree protection fence is referenced in the sequence of construction on sheet 10 of 13.
- c. Verify if a temporary stockpile is needed for the excavation of the stormwater basin.

Sheet 12 of 13

- a. Please include headwall detail.

Sheet 13 of 13

- b. Verify pipe material. Profiles indicate they are RCP while grading and utility sheets indicates they are HDPE.

Stormwater/Drainage Report

- a. Verify inflow drainage area on page 6. HydroCAD model shows drainage area as 3.91 acres.

- b. There are two proposed 100-year HydroCAD models included in the report. Verify latest calculations and revise as needed.
- c. Verify normal drain time. Sheet 72 shows 48.4 hours while Sheet 7 shows 36.2 hours.
- d. Spread computations were not provided for inlet layout. Compliance with allowable spread could not be reviewed.
- e. Provide swale capacity calculations for the swale draining to Inlet #5.
- f. Verify drainage areas to Area 6 and 7. Drainage area map and calculations on sheet 74 do not match.
- g. Include additional information on the tailwater elevation used for the pipe system discharging to the stormwater facility.
- h. Provide time of concentration paths on the drainage area maps (sheet 104 and 105).

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.

- Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

- Applicant is responsible for all environmental permits required.



William England PE
Assistant County Engineer



DATE



Cc: Applicant: Hutton ST 17 LLC Email: clewis@hutton.build
Attorney: Damien O. Del Duca, Phone: 856-427-4200, Fax: 856-427-4241 Email: dod@delducalewis.com
Applicant Engineer: William P. Gilmore, PE, CME Email: wgilmore@sitevcivilengineering.com
Municipal Zoning Board Secretary: Ms. Barbara Householder Email: bhouseholder@winslowtownship.com
Municipal Review Engineer: Gary Angus White, PE, PP, CME email: gwhite@churchillengineers.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: Hutton/Winslow

Project Address (if applicable) & Municipality: 660 Berlin-Cross Keys Road, Winslow Township

Abuts County Road: Yes County Route No.: Route 689

Type of Submission (please check one):

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

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

- Resubmission of Major Subdivision

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

Tax Map Data:

Plate(s): 6

Existing Zoning: Minor Commercial

Block(s): 602

Variance(s) Required: Use Variance and Minimum Side Yard

Lot(s): 1.06

Setback: 30 ft required; 15 ft proposed

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

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Hutton ST 17 LLC Phone: 423-771-4470 Fax: _____

Address: 736 Cherry Street Town & State: Chattanooga, Tennessee

Email: clewis@hutton.build Zip.: 37402

Attorney: Damien Del Duca, Esquire Phone: 856-427-4200 Fax: 856-427-4241

Address: 21 E. Euclid Avenue, Suite 100 Town & State: Haddonfield, NJ

Email: dod@delducalewis.com Zip.: 08033

Engineer: William P. Gilmore, PE, CME Phone: 856-885-8679 Fax: _____

Address: 213 Cherry Tree Court Town & State: Franklinville, NJ

Email: wgilmore@sitecivilengineering.com Zip.: 08322

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 Express Car Wash | <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: _____

The applicant proposes a 4,600 sf express car wash on the property. The property is located in the C-Minor Commercial zoning district. A car wash is not a permitted use in the C zoning district.

Increase in Impervious Coverage?: YES/ NO Total Increase or Decrease: _____

Total Amount of Land Disturbed: 3.55 acres

Total Gross SF of all Buildings/ Development: 4,600 sf

Total New Residential Units: N/A

Total New Jobs Created: _____

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable): N/A

Does this application include a lot consolidation? YES / NO

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

Size of Existing Lot(s): _____

Portion to be Subdivided: _____

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

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: Hutton ST 17 LLC

Signature of Applicant: _____ Date: _____

Agent Completing Application: _____

Signature of Agent: *Jana M. Casarolo* Date: 3/3/20

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Hutton ST 17 LLC

Is the Company a Corporation? YES / NO Limited Liability Company

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

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
Hutton Real Estate Holdings, LLC	736 Cherry Street, Chattanooga, TN 37402	
Hutton Success Partners, LLC	736 Cherry Street, Chattanooga, TN 37402	
The Revocable Trust of Karen Jean Hutton	736 Cherry Street, Chattanooga, TN 37402	
<u>Trustee: Karen Hutton</u>	<u>736 Cherry Street, Chattanooga TN 37402</u>	

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

X C.D.G.
Signature of Owner & Title

2/24/2020
Date

X _____
Signature of Owner & Title

Date