

Louis Cappelli, Jr.
Freeholder Director
Barbara Holcomb
Freeholder
John Wolick
Director



Making It Better, Together.

CAMDEN COUNTY PLANNING BOARD
CHARLES J. DEPALMA COMPLEX
2811 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

June 23, 2020

Meeting to be held virtually at 6:00pm

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 – May 2020
6. Review of Projects for Board Action:
 - a. Brown Dog Holdings, LLC. SP-12-2-20 Cherry Hill
office building addition and stormwater enhancements
 - b. Land Rover SP-12-6-17 Cherry Hill
car dealership improvements
 - c. Love Rd. Development SP-15-4-20/MJ-15-2-20 Gloucester Twp. –
360 multifamily housing units and a 125-room hotel
 - d. Dollar General SP-30-1-20 Runnemede development of a Dollar
General retail store
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
May 26, 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. 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 April 28th meeting by Mr. Joe Pillo and seconded by Ms. Alexis Williams Roll Call vote taken. All present voted in favor of the motion.

Review of Projects for Board Action

1. SP-36-3-20 Mach-1 Car wash Winslow Twp

Laura D'Allesandro, Esquire, William Gilmore PE, David Shropshire PE (Traffic Engineer), Ben Carrol – owners' representative

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.

Applicant has received the County Engineers Review letter and they have agreed to satisfy all items in the reviewed letter.

Applicant stated that there is apportion of the property that is being saved for additional development and the proposed stormwater system is designed to provide stormwater management for proposed and future development. The applicant explained the internal circulation of the site.

No public comments.

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

PUBLIC COMMENTS

None.

CHAIRMAIN'S REPORT

No Report

ATTORNEY'S REPORT

No Report

COUNTY ENGINEER'S REPORT

No Report

COUNTY PLANNING REPORT

The next planning board meeting is scheduled June 23rd and it is expected to be virtual.

NEW BUSINESS

None.

OLD BUSINESS

None

ADJOURNMENT

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

Respectfully Submitted,
Andrew Levecchia PP/AICP
County Planner

CAMDEN COUNTY PLANNING BOARD Land Development Review	Review List for Meeting
	June 23, 2020

Applications for Approval

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Brown Dog Holdings, LLC.	SP-12-2-20	Cherry Hill	office building addition and stormwater enhancements
SP-2	Land Rover	SP-12-6-17	Cherry Hill	car dealership improvements
SP-2	Love Rd. Development	SP-15-4-20 MJ-15-2-19	Gloucester Twp.	359 multi family housing units and 125 room hotel
SP-4	Dollar General	SP-30-1-20	Runnemede	development of a Dollar General retail store

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.



289.05
3

Church Rd

Oak Ave

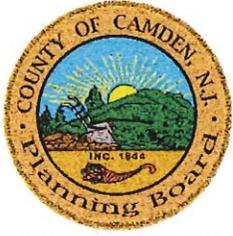
Coolidge Rd

Project Name
Brown Dog Holdings Office Addition

Block 289.05	Lot 3	Town Cherry Hill
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**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.

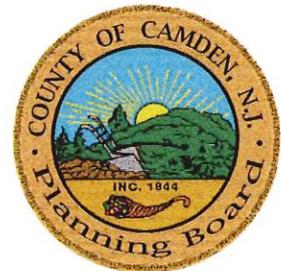


William England, PE

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.: 616

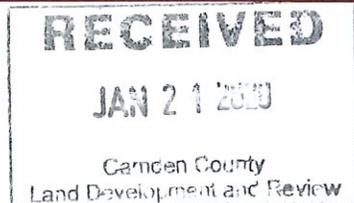
Type of Submission (please check one):

- 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@shafkowitzlaw.com Zip: 18914

Engineer: Michael 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):

Residential

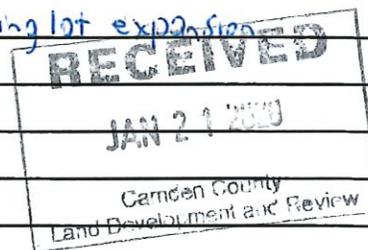
Commercial

Industrial

- | | | |
|--|--|--|
| <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): 41,239 SF

Portion to be Subdivided: N/A

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: Jennitee Bailey

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

Agent Completing Application: _____

Signature of Agent: _____ Date: _____

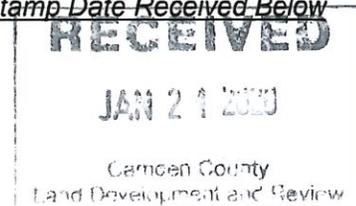
For County Use:

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

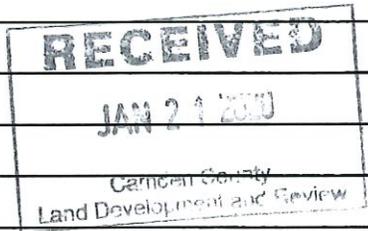
If yes, what State is the Corporation incorporated in? NEW JERSEY

Is the Company a Partnership? YES / NO

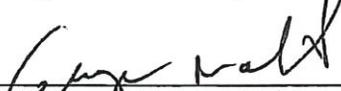
Is Company an Individual Owner? YES / NO

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 MAZIK</u>	<u>152 Cherry Tree 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

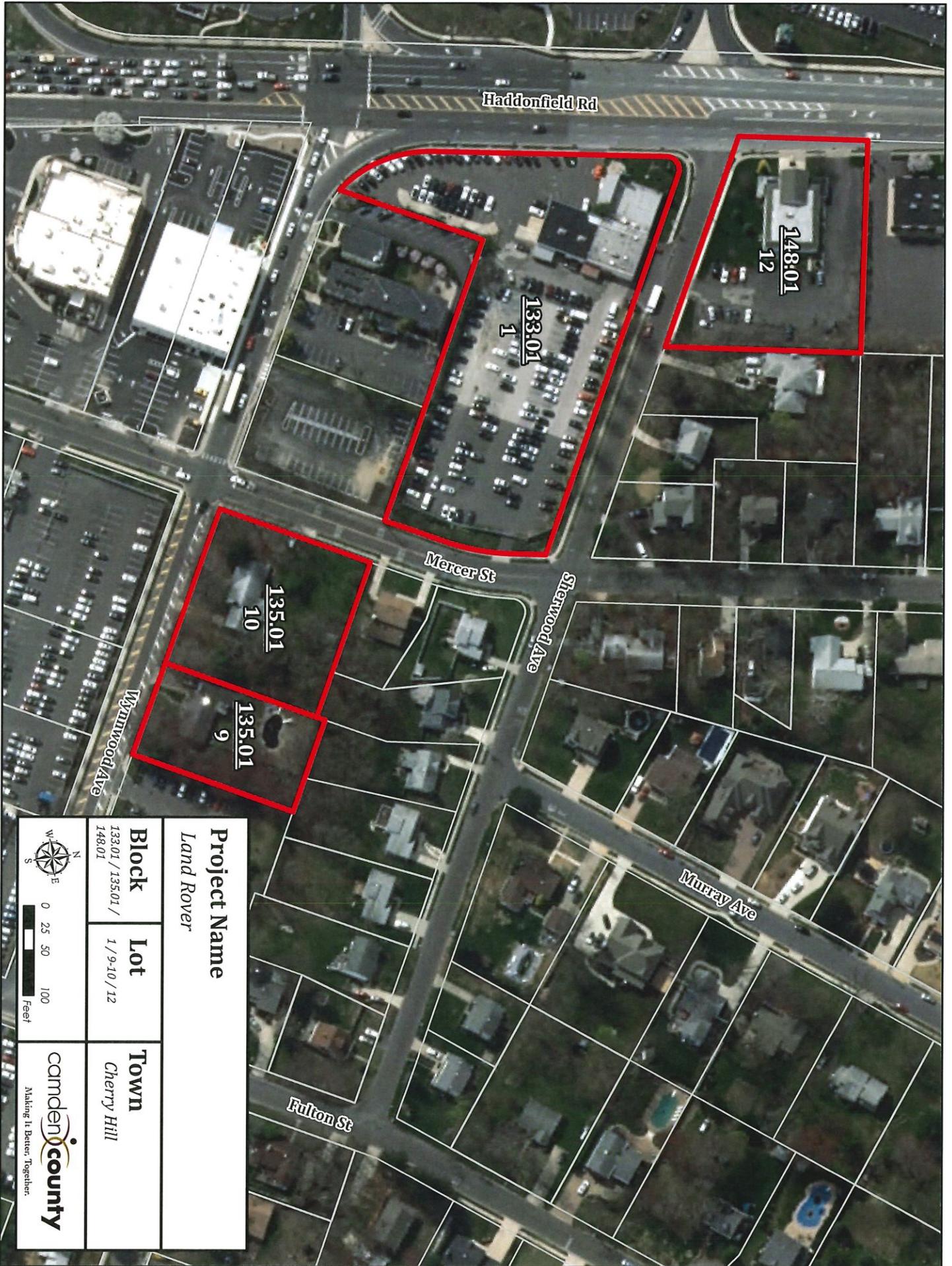
1/3/2020
Date

SP-12-2-20

STAFF REPORT MEETING OF:	RE:	Land Rover
	Plan:	SP-12-6-17
	Municipality:	Cherry Hill
	Applicant:	M.B.J. Associates. LLC
	Abuts County Route:	Haddonfield Rd. (Cr. 644)

This application proposes to redevelop Lots 9 & 10 of Block 135.01, Lot 1 of Block 133.01 and Lot 12 of Block 148.01. Two single family dwellings exist on Lots 9 & 10 and are proposed to be demolished. Lots 9& 10 will be consolidated as part of this project. Lot 1 contains the existing 9,073 SF Land Rover car dealership and parking lot which will be demolished. Lot 12 contains a masonry building and parking lot which will be demolished.

The Applicant proposes to redevelop all four Lots to service the new Land Rover dealership. Improvements on Lot 1 include a 44,027 SF Showroom, service department and mezzanine and associated parking for customers, inventory and service. Lot 12 is proposed to be a parking lot for inventory parking. Lots 9 & 10 will contain additional parking spaces for employees and inventory. The unloading of car carrier trucks is proposed on Lots 9 & 10.



Project Name Land Rover		
Block 133.01 / 135.01 / 148.01	Lot 1 / 9-10 / 12	Town Cherry Hill



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

**COUNTY PLAN:
SP-12-6-17R**

Land Rover Cherry Hill

PROJECT NAME

Cherry Hill

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

SITE PLAN

PLATE: 13 & 14

PRELIMINARY PLAN

BLOCK: 133.01 / 135.01 / 148.01

OTHER

LOT (s): 1 / 9&10 / 12

NAME: M.B.J. Associates, LLC

ADDRESS: 2151 Route 70 West

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

SITE ABUTS COUNTY HIGHWAY: Haddonfield Road (County Route No. 644)

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

GENERAL

This application proposes to redevelop Lots 9 & 10 of Block 135.01, Lot 1 of Block 133.01 and Lot 12 of Block 148.01. Two single family dwellings exist on Lots 9 & 10 and are proposed to be demolished. Lots 9 & 10 will be consolidated as part of this project. Lot 1 contains the existing 9,073 SF Land Rover car dealership and parking lot which will be demolished. Lot 12 contains a masonry building and parking lot which will be demolished.

The Applicant proposes to redevelop all four Lots to service the new Land Rover dealership. Improvements on Lot 1 include a 44,027 SF Showroom, service department and mezzanine and associated parking for customers, inventory and service. Lot 12 is proposed to be a parking lot for inventory parking. Lots 9 & 10 will contain additional parking spaces for employees and inventory. The unloading of car carrier trucks is proposed on Lots 9 & 10.

The following documents have been reviewed:

1. Site plan entitled "Land Rover Cherry Hill", prepared by Jason T. Sciuillo, Sciuillo Engineering Services, LLC; dated 9/27/2019.
2. Stormwater Management Compliance Statement for "Land Rover of Cherry Hill", prepared by Jason T. Sciuillo, Sciuillo Engineering Services, LLC; dated September 26, 2019.
3. Stormwater Management Facility Maintenance Manual for "Land Rover of Cherry Hill", prepared by Jason T. Sciuillo, Sciuillo Engineering Services, LLC; dated September 26, 2019.
4. Traffic Engineering Assessment for "Land Rover Expansion", prepared by Shropshire Associates LLC, dated October 1, 2019.
5. Land Title Survey for "Cherry Hill Land Rover", prepared by Anthony F. Dirosa, Tristate Engineering & Surveying, dated 1/21/19 and revised 2/5/19.

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. However, the plans show that sufficient right-of-way is already provided by Block 148.01 Lot 12 and Block 133.01 Lot 1.

SITE PLAN

2. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way.
3. The Type "B" Modified NJDOT Inlet Detail on Sheet 20 does not conform to the dimensions of the NDOT standard detail. The Applicant shall confirm the dimensions shown in their detail.
4. Sight triangle easements shall be required at all existing and proposed road or street intersections with a county road and at driveways. Sight triangle easements should be in accordance with AASHTO standards and be shown on plans. The applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement area.
5. The plans should be revised to clearly show the limits of the proposed concrete apron and asphalt driveway. The proposed concrete aprons should extend to the R.O.W. line as shown on the County Standard Concrete Driveway and Concrete Apron detail.
6. Site Plans Must Conform with the Following Standards:

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

Turning movements for the car carrier truck are only provided for Lot 10. If car carrier trucks will be utilized on Lot 12 or Lot 1 then turning movements should be added to the plans and radii adjusted as need. Wider driveways or larger radii should be provided for driveways along the County road to allow emergency vehicles to enter/exit the site without hitting the curb or sidewalks.

- 3.3.1.10.F Americans with Disabilities Act (ADA) Requirements
The concrete apron for the inbound driveway from Haddonfield Road onto Lot 1 should be revised to meet ADA requirements. It appears the slope of the apron will be around 2.5%-3%, exceeding the 2% maximum cross slope for handicap accessible routes. The crosswalk at the east driveway on Lot 1 appears to have a greater than 2% cross slope as well, at approximately 10%.
- 3.3.1.10.G Stop Sign and Stop Bar
A stop sign and stop bar are provided at the ingress/egress driveway on Lot 12 as you approach the County road. Sheet 6 lists the width of the stop bar as 24'. The Applicant shall confirm the width of the proposed stop bar.
- 3.3.1.10.L Traffic Control Islands
A concrete traffic control island should be provided at the proposed driveway on Lot 12 to prohibit left turns out of the site. A detail for the concrete island should be added to the plans.
7. A Traffic Engineering Assessment was included with this application which discussed the impacts the proposed development would have on traffic in the area. We note the following:
- a. The report states that Sherwood Avenue is to be disconnected between Haddonfield Road and Mercer Avenue in the future conditions. The Applicant shall clarify the future condition and provide documentation as needed.
 - b. Applicant shall also clarify the trips generated to the site as there appears to be discrepancies between peak trips in/out of the site shown in Table 1 and the trip distribution in Figure 5.
 - c. The calculations don't appear to address trips out of the site that travel southbound on Haddonfield Road. The Applicant shall address this issue.
 - d. The report should be revised to include existing and proposed trip distributions and LOS analysis for the Wynwood Avenue and Haddonfield Road intersection.

STORMWATER MANAGEMENT NJAC 7:8

8. The Applicant provided the Stormwater Management Compliance Statement to demonstrate compliance with the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge. The stormwater analysis divides the proposed development into two sites. Site 1 includes Lots 1 & 12. Site 2 includes Lots 9 & 10. A stormwater BMP is proposed to meet the required reductions for Site 2. The report states that the development on Site 1 will result in 0.263 acres less impervious surfaces and thus the post-construction runoff hydrographs for the 2, 10 and 100-year storm events will not exceed the pre-construction runoff hydrographs for the same storms. However, due to changes in land cover and time of concentration there still may be an increase in the peak runoff rate. Tables must be provided showing that at no point the proposed hydrograph exceeds the existing hydrograph.
9. The proposed improvements increase impervious surface by one-quarter acre (10,890 SF) or more thus, Stormwater improvements under NJAC 7:8 for water quality apply. The

stormwater regulations require the greater of the TSS removal rate of the existing stormwater treatment system, or 50% TSS removal for redevelopment of existing impervious surfaces. For new impervious surfaces an 80% TSS removal rate applies. The applicant is required to treat any existing impervious surfaces to be redeveloped at a 50% TSS removal rate. The applicant has provided 80% TSS removal rate for the new impervious surfaces on Lots 9 & 10 by utilizing a manufactured treatment device.

10. Our office concurs with the applicant that the project is not required to meet the recharge requirements under NJAC 7:8 since the proposed development meets the definition of "urban redevelopment area" as a previously developed area delineated on the State Plan Map as a Metropolitan Area (PA1).
11. A Main Dealership Lot Discharge Structure Detail is provided on Sheet 20. The proposed location of this structure should be clearly labeled on the plans.
12. They Applicant shall review and revise callouts for inlets and pipes as needed. There are inconsistencies for pipe size, slope and inverts.
13. A Stormwater Management Facility Maintenance Plan is provided.
14. 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.
15. For flows going to County pipe:
 - a. The design proposes modifications to the flow rate of the existing storm sewer system in Haddonfield Road. Pipe and inlet sizing calculations shall be provided to show that adequate capacity exists in the system.
 - b. The storm pipe calculations should analyze all flows going to the County pipe system. A drainage shed map showing elevation lines and street names should be provided.
 - c. The storm pipe calculations should determine if the pipe will have adequate capacity after the improvements are made, if the pipe will flow under head pressure, or if the pipe system will flood the inlet grates in the County Road.
16. If County Road currently experiences flooding conditions during storm events, the applicant will be required to analysis the capacity of the existing storm drain system along the property frontage. The applicant must demonstrate that the existing County storm pipe system has the capacity to handle the runoff directed into the County storm pipe system from the proposed improvements under the 25-year storm conditions with no overland relief and under the 10 year storm conditions if overland relief is available
17. Drainage area maps should be revised to clearly show the extent of each drainage area. It may be helpful to add a legend for the different line types/colors used. The labels on the proposed drainage area map should be revised to say proposed rather than existing.

DETAILS

18. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
19. All curb should be designed in accordance with County Design Standards-Roads, Chapter IX E.4.
20. 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.
21. Depressed curbing is proposed to be installed at all driveways on County roads as required.
22. A detail should be added to the plans for RCP installation and trench restoration.
23. The following County standard detail is required for improvements in the County right-of-way:
 8. Standard HMA Driveway Section: Adjacent to Reinforced Concrete Sidewalk and Apron

ADMINISTRATIVE

24. 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.
25. 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.
26. 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.
27. 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.
28. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.

29. 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.
30. 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.
31. Underground irrigation systems shall not be located within the County right-of-way.
32. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

33. Applicant is responsible for all environmental permits required.
34. Applicant is responsible for obtaining all NJDOT permits and approvals.



William England PE
Assistant County Engineer



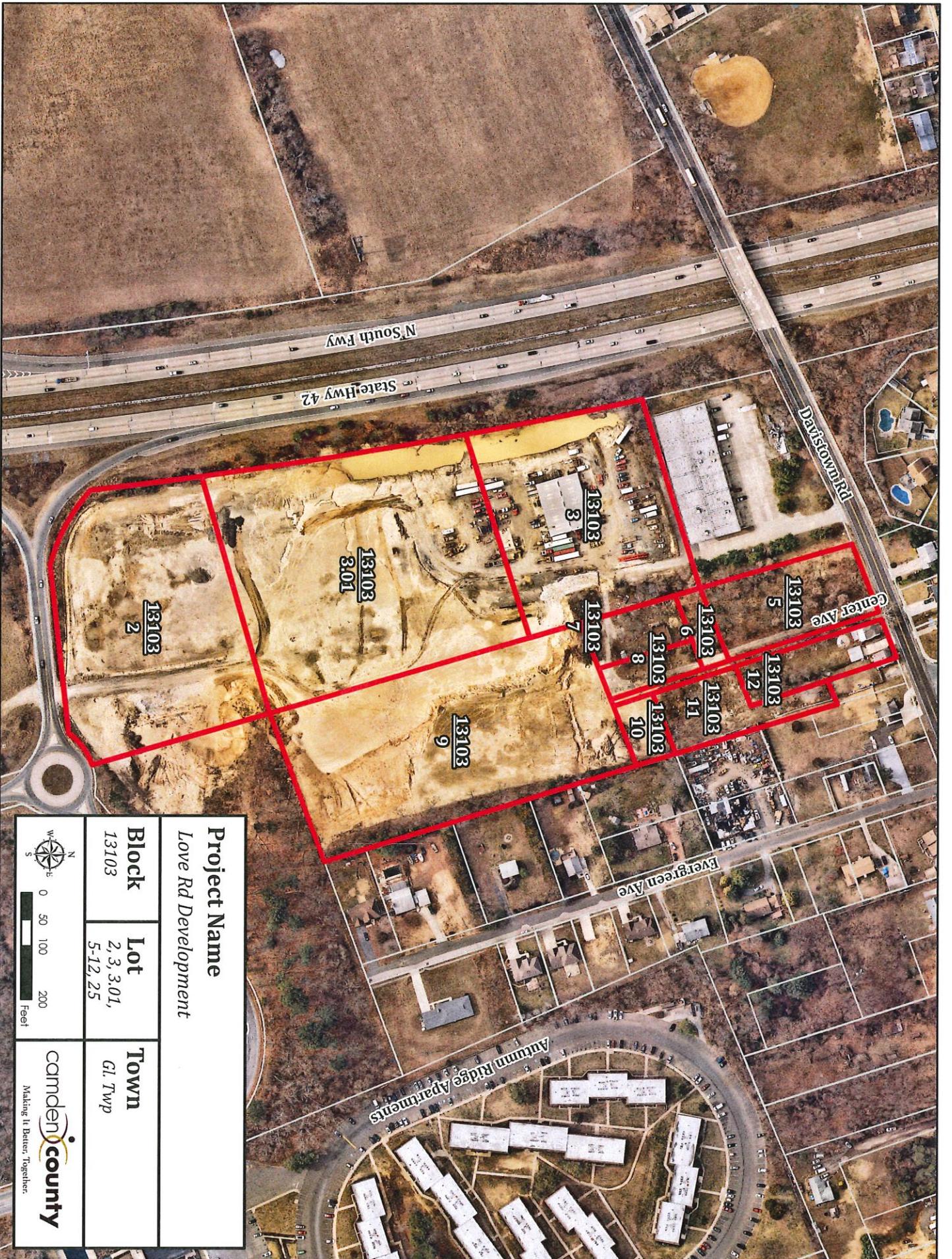
DATE



Cc: Applicant: M.B.J. Associates, LLC c/o Michael Hartung: mhartung@chmb.com
Applicant Attorney: Damien DeDuca: dod@delducalewis.com
Applicant Engineer: Jason Sciullo: jsciullo@sciulloengineering.com
Municipal Planning Board Secretary: Cosmas Diamantis: cdiamantis@chtownship.com
Municipal Review Engineer: Stacey Arcari: sarcari@erinj.com

STAFF REPORT MEETING OF:	RE:	Love Rd. Development
	Plan:	SP-15-4-20/ MJ-15-2-20
	Municipality:	Gloucester Twp.
	Applicant:	M & T Gloucester Partners, LLC
	Abuts County Route:	Love Rd. Cr.765

The application is for the construction of a mixed-use development comprised of twelve (12) residential buildings, containing a total of 360 multi-family residential units; and a four (4) story, 125-room, 6,000 SF hotel and clubhouse; as well as associated parking, utilities and landscaping. The property is located within the College Drive Redevelopment District, with frontage along Davistown Road to the north and Love Road (C.R. 765) to the south. The property is bound by NJSH Route 42 (North-South Freeway) to the west and Evergreen Avenue to the east. Site access is proposed via one (1) full movement access point along Davistown Road, one (1) restricted movement access point along Love Road, and the existing roundabout of Love Road with Commencement Drive.



Project Name
Love Rd Development

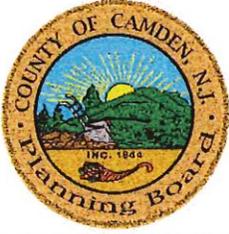
Block
13103

Lot
2, 3, 3.01,
5-12, 25

Town
Gl. Twp



camdencounty
Making It Better Together.



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

COUNTY PLAN:

SP-15-4-20

MJ-15-2-20

Love Road Development

PROJECT NAME

Gloucester Township

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: 131.01

PRELIMINARY PLAN

BLOCK: 13103

OTHER

LOT (s): 2, 3, 3.01, 5-12, 25

NAME: M&T Gloucester Partners, LLC

ADDRESS: 1260 Stelton Road

CITY: Piscataway **STATE:** NJ **ZIP:** 08854

SITE ABUTS COUNTY HIGHWAY: Love Road, County Route 765

COUNTY ENGINEER'S REVIEW COMMENTS

GENERAL

The application is for the construction of a mixed-use development comprised of twelve (12) residential buildings, containing a total of 360 multi-family residential units; and a four (4) story, 125-room, 6,000 SF hotel and clubhouse; as well as associated parking, utilities and landscaping. The property is located within the College Drive Redevelopment District, with frontage along Davistown Road to the north and Love Road (C.R. 765) to the south. The property is bound by NJSH Route 42 (North-South Freeway) to the west and Evergreen Avenue to the east. Site access is proposed via one (1) full movement access point along Davistown Road, one (1) restricted movement access point along Love Road, and the existing roundabout of Love Road with Commencement Drive.

The following documents have been reviewed:

1. Preliminary and Final – Major Site Plan entitled “The Lofts at Gloucester for Block 13103, Lots 2, 3, 3.01, 5-12 & 25, Gloucester Township, Camden County”, prepared by EP Design Services, LLC; dated September 5, 2019 and revised April 7, 2020.
2. Stormwater Management Report for “The Lofts at Gloucester, Block 13103, Lots 2, 3, 3.01, 5-12 & 25, Gloucester Township, Camden County”, prepared by EP Design Services, LLC; dated October 14, 2019 and revised April 7, 2020.
3. Traffic Impact Analysis for “Love Road Development, Block 13103, Lots 2, 3, 3.01, 5-12 & 25, Gloucester Township, Camden County”, prepared by Maser Consulting, dated August 28, 2019.
4. Land Title Survey for “Easterly Line of N.J.S.H. Route #42, Lot: 2, 3, 3.01, 9, 10 and 25, Block: 13103, Plate: 131.01”, prepared by JTS Engineers and Land Surveyors, Inc., dated June 29, 2018.
5. Lot Consolidation Plan for “The Lofts at Gloucester Township for Block 13103 - Lots 1.01 & 1.02, Gloucester Township, Camden County”, prepared by EP Design Services, LLC; dated April 7, 2020.

RIGHT OF WAY

1. The Camden County Master Plan does not propose a change to the existing right-of-way of Love Road (CR 765). Love Road (CR 765) has an existing right-of-way of 50 feet.

TRAFFIC

1. The Traffic Impact Study indicates the hotel will have 100 rooms, while the plans indicate the hotel will have 125 rooms. The correct number of rooms shall be determined, and all related changes shall be made accordingly to the study and/or the plans.
2. The Traffic Impact Study indicates the northern access point to the site along Love Road is a full movement intersection, and the trip distribution under Build conditions is assigned per that description. However, the plans indicate left turns are not permitted for vehicles exiting the site at this location. Therefore, the traffic study shall be updated to reassign the volumes shown to be existing the site at this location via a left-turn movement.

SITE PLAN

1. 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 Access Location, Access Spacing, Access Restrictions, and Intersection Design
 - 3.3.1.10 Access Geometry and Driveway Intersection Design
 - 3.3.1.10.F Americans with Disabilities Act (ADA) Requirements (***Plan Does Not Conform***)
The mountable curb island located at the eastern site access must be moved a sufficient distance north to provide an unobstructed path between the proposed curb ramps of a minimum width of 6 feet while remaining outside of the Love Road traveled way.

3.3.1.13 Temporary Construction Access (*Plan Conforms*) It shall be noted that a Camden County Highway Department Road Opening Permit must be obtained for any driveway to be used for construction access whether such driveway is temporary or is at the approved location for the site access.

3.3.1.16 Pavement Markings (*Plan Does Not Conform*) A note shall be added to the plans indicating that the pavement marking material for crosswalks and stop bars installed on a county road shall be extruded thermoplastic.

3.3.1.17 Maintenance of Traffic Control Devices (*Plan Does Not Conform*) MPT drawings for work within County ROW shall be provided

STORMWATER MANAGEMENT NJAC 7:8

1. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. One (1) underground and two (2) above ground stormwater management infiltration basins have been provided, that together do meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge.
2. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided by the applicant in order to ensure that the stormwater system can be maintained in perpetuity.
3. 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

4. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
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. A detail should be provided for County roadway trench restoration for work adjacent to the curb.
7. The following County standard details are required for improvements in the County right-of-way:
Details:
 3. Standard 8"X9"X18" Concrete Vertical Curb
 4. Standard Vertical Concrete Curb Taper
 5. Standard Concrete Sidewalk
 6. Standard Pavement Marking Legend
 7. Standard Left Turn Out Prohibited
 8. Roadway Widening Roadway Restoration

A. Typical Roadway Restoration for Curb Installation

ADMINISTRATIVE

8. 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.
9. 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.
10. 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.
11. 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.
12. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
13. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
14. 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.
15. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
16. Underground irrigation systems shall not be located within the County right-of-way.
17. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

18. Applicant is responsible for all environmental permits required.



William England PE
Assistant County Engineer



DATE



Cc: Applicant: Jack Morris, M&T Gloucester Partners, LLC,
Applicant Attorney: Kevin Boris, Esq.,
Applicant Engineer: Bradford J. Aller, PE, Fax: (908)755-3272
Applicant Traffic Engineer: Jeffrey M. Fiore, PE, and Michelle Briehoff, PE, Fax: (609)587-8200
Municipal Planning Board Secretary: Lydia Pendino, communitydevelopment@glotwp.com
Municipal Review Engineer: Anthony F. DiRosa, PE, PLS, Bach Assoc., Fax: (856)546-8612

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

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

Phone: 856.566.2978 Fax: 856.566.2988
E-mail: planningdivision@camdencounty.com

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: The Lofts at Gloucester

Project Address (if applicable) & Municipality: Township of Gloucester

Abuts County Road: Love Road County Route No.: 765

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): 131.01

Existing Zoning: College Drive Redevelopment Zoning District

Block(s): 13103

Variance(s) Required: Please refer to Site Plan Title Sheet

Lot(s): 2, 3, 3.01, 5-12 & 25

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: M&T Gloucester Partners, LLC. Phone: 732-985-1900 Fax: _____

Address: 1260 Stelton Road Town & State: Piscataway, NJ

Email: raulenbach@edgewoodproperties.com Zip.: 08854

Attorney: Douglas Wolfson, Esq. Phone: 732-985-1900 Fax: _____

Address: 1260 Stelton Road Town & State: Piscataway, NJ

Email: dwolfson@weingartenlaw.com Zip.: 08854

Engineer: Bradford J. Aller, P.E. Phone: 732-985-1900 Fax: _____

Address: 2901 Hamilton Boulevard Town & State: South Plainfield, NJ

Email: baller@epdesignservices.com Zip.: 07080

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: 360 multi-family apartment rental units and one (1) 125 room hotel

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: 12.949 Acres

Total Amount of Land Disturbed: 24.611 Acres

Total Gross SF of all Buildings/ Development: 162,215 SF

Total New Residential Units: 360

Total New Jobs Created: TBD

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): 19.512 Acres

Portion to be Subdivided: 100%

Municipal Use:

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: Ronald Aulenbach

Signature of Applicant: Ronald Aulenbach Date: 4/24/20

Agent Completing Application: Ronald Aulenbach

Signature of Agent: Ronald Aulenbach Date: 4/24/20

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: M&T Gloucester Partners, 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
------	---------	-------

1. M&T Gloucester Partners, LLC.		
a. B&A Gloucester, LLC (50%)	b. JSM Gloucester, LLC. (50%)	
5 Daniel Road East	Morris Family Spray Trust - 100%	
Fairfield, NJ 07004	1260 Stelton Road	
Brian Trematore - 50%	Piscataway, NJ 08854	
Andrea Trematore - 50%		

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

X Jack Morris, Managing Member
Signature of Owner & Title

4/24/20
Date

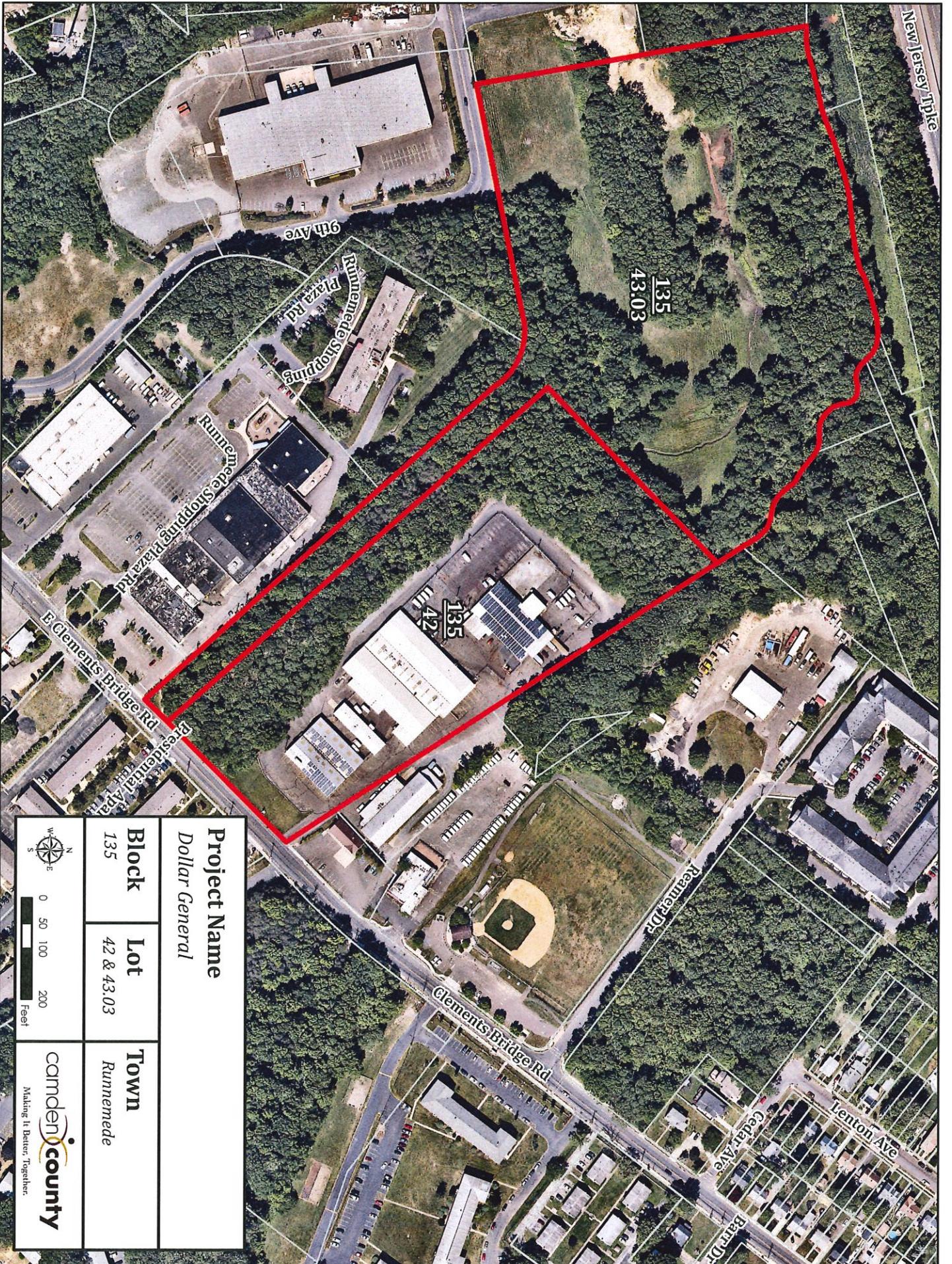
X
Signature of Owner & Title

Date

STAFF REPORT MEETING OF:	RE:	Dollar General
	Plan:	SP-30-1-20
	Municipality:	Runnemedede
	Applicant:	East Clements Bridge Rd. LLC
	Abuts County Route:	Clements Bridge Rd. Cr. 573

This application proposes a Minor Subdivision, consisting of lot line adjustments to existing Lots 42 and 43.03 and the creation of Lot 42.01. Proposed Lot 42.01 will consist of approximately 1.442 acres. The site is predominately wooded in the existing condition.

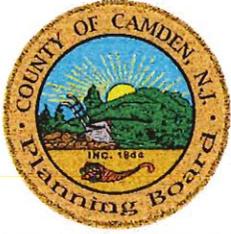
The applicant proposes to improve Lot 42.01 with a 10,640 SF Dollar General, 34 associated parking stalls (2 ADA stalls) and a stormwater conveyance system. The stormwater system will consist of inlets and piping that will collect runoff from the parking lot and route it to the proposed infiltration basin. Roof runoff will be outlet through downspouts on the west side of the building and flow overland into the proposed infiltration basin. The basin is designed to infiltrate smaller storm events and attenuate larger storm events before discharging northeast onto Lot 42 and away from the County Road.



135
43.03

135
42

Project Name <i>Dollar General</i>		
Block 135	Lot 42 & 43.03	Town Runnemede



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

**COUNTY PLAN:
SP-30-1-20**

Dollar General

PROJECT NAME

Runnemede

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE:

11

PRELIMINARY PLAN

BLOCK:

135

OTHER

LOT (s):

42 & 43.03

NAME: East Clements Bridge Road LLC

ADDRESS: 901 E. Clements Bridge Road

CITY: Runnemede **STATE:** New Jersey **ZIP:** 08078

SITE ABUTS COUNTY HIGHWAY: Clements Bridge Road (County Route No. 573)

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

GENERAL

This application proposes a Minor Subdivision, consisting of lot line adjustments to existing Lots 42 and 43.03 and the creation of Lot 42.01. Proposed Lot 42.01 will consist of approximately 1.442 acres. The site is predominately wooded in the existing condition.

The applicant proposes to improve Lot 42.01 with a 10,640 SF Dollar General, 34 associated parking stalls (2 ADA stalls) and a stormwater conveyance system. The stormwater system will consist of inlets and piping that will collect runoff from the parking lot and route it to the proposed infiltration basin. Roof runoff will be outlet through downspouts on the west side of the building and flow overland into the proposed infiltration basin. The basin is designed to infiltrate smaller storm events and attenuate larger storm events before discharging northeast onto Lot 42 and away from the County Road.

The following documents have been reviewed:

1. Site plan entitled "Runnemedede Dollar General", prepared by Brian W. Cleary, The Pettit Group LLC; dated 4/24/2020.
2. Stormwater Maintenance Plan for "East Clements Bridge Road, LLC", prepared by Brian W. Cleary, The Pettit Group LLC; dated April 2020.
3. Stormwater Management Report for "East Clements Bridge Road, LLC", prepared by Brian W. Cleary, The Pettit Group LLC; dated April 2020.
4. Traffic Analysis Letter for "Dollar General - Runnemedede", prepared by Shropshire Associates LLC, dated April 23, 2020.
5. Land Title Survey for "East Clements Bridge Road LLC", prepared by Blue Marsh Associates, Inc., dated 3/23/2020.
6. Minor Subdivision Plan for "East Clements Bridge Road LLC", prepared by Blue Marsh Associates, Inc., dated 4/21/2020.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Clements Bridge Road (CR 573) has a proposed right-of-way of 66 feet, with an existing right-of-way of 49.5 feet. The plans show an existing R.O.W. half width of 24.75 feet across the property frontage. The Site Plan (Sheet 3) shows an 8.25' roadway easement dedicated to Camden County, as required. The following is noted:
 - a. 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.
 - b. 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. 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.
2. All sight triangle easements shall be in accordance with AASHTO standards. The applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement area.
3. The plans shall be revised to show the existing water main and storm sewer lines within the County R.O.W. Proposed limits of pavement restoration for the water main connection shall be shown on the plans.
4. Site Plans Must Conform with the Following Standards:
 - 3.3.1.9 Spacing of New Driveways (*Plan Does Not Conform*)
For undivided county roads, access to a site shall align with existing or proposed

roads or driveways located on the opposite side of the County Road. The proposed driveway location should be revised accordingly.

3.3.1.10.G Stop Sign and Stop Bar (Plan Does Not Conform)

The site plan should include a stop sign and stop bar at the driveway entering into the County Road. The stop bar and stop sign shall be designed, fabricated, located and installed in accordance with the current edition of the Manual of Uniform Traffic Control Devices.

5. The Traffic Analysis Letter provided by the applicant should be revised to discuss the impacts the proposed development will have on the nearby Ninth Avenue / Clements Bridge Road intersection, including discussing impacts to the levels of service.

STORMWATER MANAGEMENT NJAC 7:8

6. 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 appears to meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge.
7. The applicant must be prepared to testify about the need for a Stormwater and Utility Easement with the adjacent property owner in which Structure #6 overflows towards. Additionally, the applicant should be prepared to testify how the proposed stormwater basin and outfall structure (#6) functions during the 25 and 100 year storm, specifically detailing how discharge from Structure #6 flows onto and across the adjacent property and how the inlet on the adjacent property processes the flow of water.
8. The site currently drains northeast onto Lot 42 and away from the County road. The proposed improvements generally maintain the existing drainage patterns. Thus, the existing County storm pipe system should be unaffected by the proposed improvements.
9. 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.
10. The permeability tests of the soils under the infiltration system don't appear to have been conducted in accordance with the NJDEP BMP manual appendix E. Appendix E of the BMP Manual states that a minimum of 1 permeability test should be performed in each test pit and permeability tests are to be performed in the most hydraulically restrictive layer to be left in place below the BMP. There appears to be conflicting information in the soil investigation report regarding the location of the percolation tests. We also have concerns about whether the existing soils are suitable for infiltration. The percolation testing was performed within the loamy sand stratum. Infiltrations rates of around 1.0 in/hr were tested, which is the minimum permissible tested infiltration rate by the BMP Manual. The plans do propose soil replacement for the loamy sand layer; however, there appears to be possibly more restrictive underlying soils (sandy clay).
11. Details for the outlet structure orifices (size, invert), as shown in the Concrete Outflow Structure detail, should be added to the grading plan.

DETAILS

12. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
13. All curbing constructed within the County right-of-way shall be 9" wide at the base x 18" deep gray concrete with a 1" batter in the 8" wide top
14. All curb should be designed in accordance with County Design Standards-Roads, Chapter IX E.4.
15. Curb radii for the proposed driveway should be checked to ensure that an emergency vehicle or delivery vehicle can make right hand turns into and out of the site without turning into oncoming traffic.
16. 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.
17. The Camden County Depressed Curb & Apron Detail on Sheet 8 shall be revised state that the compressive strength, for both the curb and apron, shall be a minimum of 4500 psi after 28 days.
18. The Camden County Sidewalk Detail on Sheet 8 shall be revised to include Note 2 from Detail 5, regarding unsuitable subgrade material.
19. The Concrete Curb Ramp detail on Sheet 8 should be revised to include detectable warning surfaces for the ADA ramps within the County R.O.W.
20. The following County standard details are required for improvements in the County right-of-way:
 - Details:
 - 31. Asphalt Road Restoration: Gas Utility

ADMINISTRATIVE

21. 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.
22. 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.
23. 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.
24. 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.

25. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
26. 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.
27. 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.
28. Underground irrigation systems shall not be located within the County right-of-way.
29. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

30. Applicant is responsible for all environmental permits required.



William England PE
Assistant County Engineer



DATE



Cc: Applicant: East Clements Bridge Road LLC c/o John Soubasis: john@soubasis.com
Applicant Attorney: Damien O. Del Duca: dod@delducalewis.com
Applicant Engineer: Brian Cleary: bcleary@petitegroup.com
Municipal Planning Board Secretary: Joyce Pinto: jpinto@runnemedenj.org
Municipal Review Engineer: Steven M. Bach: sbach@bachdesigngroup.co

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: Dollar General

Project Address (if applicable) & Municipality: 901 E. Clements Bridge Road

Abuts County Road: Clements Bridge Road County Route No.: 573

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): 11

Existing Zoning: Special Economic Development Zone

Block(s): 135

Variance(s) Required: Use Variance and variances

Lot(s): 42 and 43.03

for signs

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: East Clements Bridge Road LLC Phone: (609) 230-1005 Fax: _____

Address: 1070 Kings Highway Town & State: Bellmawr, New Jersey

Email: john@soubasis.com Zip.: 08031

Attorney: Damien O. Del Duca, Esquire Phone: 856-427-4200 Fax: _____

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

Email: dod@delducalewis.com Zip.: 08033

Engineer: Brian Cleary, P.E. Phone: _____ Fax: _____

Address: 497 Center Street Town & State: Sewell, New Jersey

Email: bcleary@pettitgroup.com Zip.: 08080

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: Minor subdivision approval for a lot line adjustment between lot 42 and lot 43.03 and the creation of proposed lot 42.01. Proposed lot 42.01 will be approximately 1.442 acres. Proposed lot 42 will be approximately 9.650 acres and proposed lot 43.03 will be 16.467 acres. Site plan approval for a 10,640 sf Dollar General store and associated improvements to be constructed on proposed lot 42.01.

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

Total Amount of Land Disturbed: 1.16 acres

Total Gross SF of all Buildings/ Development: 10,640 sf

Total New Residential Units: N/A

Total New Jobs Created: _____

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / **(NO)**

Will new lots be created? **(YES)** / NO How Many New Lots? 1

Size of Existing Lot(s): Lot 42 is approximately 11.092 acres Lot 43.03 contains approximately 16.467 acres

Portion to be Subdivided: Proposed Lot 42.01 will be 1.442 acres

Municipal Use:

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: _____

Signature of Applicant: Jana D'Allesandro Date: 5/19/20

Agent for Applicant

Agent Completing Application: Laura M. D'Allesandro, Esq.

Signature of Agent: Jana D'Allesandro Date: 5/19/20

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

CAMDEN COUNTY PLANNING BOARD APPLICATION FEE SCHEDULE



Making It Better, Together.

Applicant's Name: East Clements Bridge Road LLC

Project Name: Dollar General Municipality: Runnemede

Project Address: 901 E. Clements Bridge Road Plate: 11 Block: 135 Lot: 42 and 43.03

Type of Plan

- Minor Subdivision (3 lots or less)
 Major Subdivision (4 lots or more)
 Site Plan

Subdivision Fees

- Minor Review Fee (\$200.00)..... \$ 200
 Major Review Fee (\$500.00) \$ _____

Site Plan Fees

- Design Review Fee (\$500.00)..... \$ 500
 Total Parking Spaces (\$8.00/Space) \$ 272
 Dwelling Units (\$16.00/Unit) \$ _____
 Dedication, Easement, Deed, Etc. Review Fee (\$150.00) \$ _____
 Inspection Fee (\$200.00) \$ _____

Additional/ Other Fees

- Preliminary Fee (\$200.00)..... \$ _____
 Concept Drawing Review Fee (\$200.00) \$ _____
 Request for Waiver Review or Letter of No Impact (\$200.00) \$ _____
 Revisions (\$200.00) \$ _____
 Signing of Filing Plats (\$150.00)..... \$ _____

Total \$ 972.00

X *Yama Ballesardo*
 Signature of Agent or Applicant

5/19/20
 Date

SPECIAL PROVISIONS

The Fee Schedule Check is Payable to the Camden County Treasurer after Applications are Deemed Complete and Consistent with Municipal Review and Regulations. Fees paid are non-refundable once the review process begins.

All Plans, Applications, Dedications, Easements, Deeds, etc. MUST be submitted to the Planning Board at Least Thirty (30) Working Days Prior to the Scheduled Planning Board Meeting. All Complete Plan and Application

OWNERSHIP DISCLOSURE STATEMENT

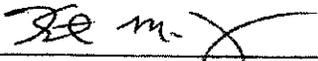
East Clements Bridge Road LLC
1070 Kings Highway
Bellmawr, New Jersey 08031

Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above-referenced corporation, partnership, limited liability company (LLC) or limited liability partnership (LLP):

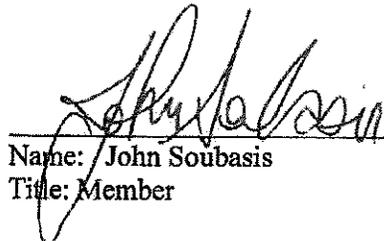
NAME		ADDRESS
1	John Soubasis	1070 Kings Highway, Bellmawr, New Jersey 08031
2	Nancy Soubasis	1070 Kings Highway, Bellmawr, New Jersey 08031
3		
4		
5		
6		
7		
8		
9		
10		

*If a corporation, limited liability company or partnership owns 10% or more of the stock or interest of the applicant entity, that entity shall list the names and addresses of its stockholders, members or partners owning 10% or more of that entity, and this requirement shall be followed until the names and addresses of the individual stockholders, members or partners, owning 10% or more of the entity or entities have been listed.

Sworn and subscribed before me
this 17th day of April, 2020.



Notary Public



Name: John Soubasis
Title: Member

Kenneth M. Morgan
Attorney at Law
State of New Jersey

