

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

## July 28, 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 – June 2020
6. Review of Projects for Board Action:

<b>SP-1</b>	<b>Cabinetry Showroom</b>	SP-5-1-20	Berlin Borough
	development of a small retail center		
<b>SP-2</b>	<b>East Coast Gas Station Expansion</b>	SP-8-2-20	City of Camden
	gas station expansion to a full services car wash and laundromat		
<b>SP-3</b>	<b>Mach 1</b>	SP-15-3-20	Gloucester Twp.
	new full-service car wash		
<b>SP-4</b>	<b>Green Lawn Fertilizing</b>	SP-22-1-20	Lindenwold
	expansion of existing business		
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**  
**June 23, 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, and Ms. Alexis Williams and Mr. William England, Assistant County Engineer were all present.

Planning Board Solicitor: Ms. Catherine Binowski, Esq. and Ms. Ilene Lampitt, Esq.

Staff: Mr. Andrew Levecchia PP/AICP was present.

**MINUTES**

A motion was made to approve the minutes of the May 26, 2020 meeting by Mr. Joe Pillo and seconded by Ms. Alexis Williams. A roll call vote was taken. All present voted in favor of the motion.

**Public comment – Comments provided by Mr. Henry Paul - [henrypaul3425@gmail.com](mailto:henrypaul3425@gmail.com)** address is 421 Taylor Ave. Collingswood, NJ 08107 : “The thin blue line that runs down the yellow center line on County Road #649 (West Clinton Ave in Oaklyn) doesn’t meet Manual on Uniform Traffic Control Manual. There seem to be precedence from both the Federal Highway Administrations Office of Transportation and Camden County that such road paintings are illegal and don’t meet code. The line was painted back in 2016. While probably well meaning, it is borderline racist and fascist. I don’t think that taxpayer money should have been used to make a political statement like that, especially via the public works department. I was here today to learn how it could be removed.”

Andrew Levecchia responded by saying: Thank you for your comments. Typically, the County Planning Board does not approve line striping on County Roads. In the past several municipalities came to the County asking if they could stripe the center portion of the double yellow centerline a color blue, red or green. In the past the County gave permission to municipalities to paint such lines. Since the MUTCD has provided written guidance on this subject suggesting that it does not meet code; the County took the position that we would no longer give permission to municipalities to paint these stripes between the double yellow centerlines and to allow them to fade along with all striping and when striping is maintained the double yellow centerline will be repainted and the blue, red and green stripes will not be repainted. I mentioned that I would forward these comments to the Borough of Oaklyn and ask them to address these items directly with Mr. Paul.

**Review of Projects for Board Action**

**1. SP-12-2-20 – Brown Dog Holdings, LLC. Cherry Hill Twp.**

**Representing the applicant: David Shafkowitz, Esq. and Michael Galante PE**

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 applicant will meet all items detailed in the Camden County Planning Board Engineers review letter. In addition they have agreed to replace all cracked and disturbed sidewalk in kind and block by block as necessary.

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

**2. SP-12-6-17 – Land Rover Cherry Hill Twp.**

**Representing the applicant: Damien DelDuca Esq.**

Applicant asked to postpone the appearance as they had not yet received approval from Cherry Hill Twp.

**3. SP-15-4-20/MJ-15-2-20 – Love Rd. Development Gloucester Twp.**

**Representing the applicant: Douglas Wolfson, Esq., James Vaccaro, Ronald Aulenbach, Paul Latham, P.E., Justin Auciello, P.P., Michelle Briehof, P.E.,**

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 applicant will meet all items detailed in the Camden County Planning Board Engineers review letter. In addition, they have agreed to install curb and sidewalk along Commencement Drive and provide for necessary pedestrian crossings at the roundabout at Love Drive and Commencement Drive. Applicant agreed with the Township to install lighting along Commencement and Love Drives.

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

**4. Dollar General SP-30-1-20 Runnemedede development of a Dollar General retail store**

**Representing the applicant: Damien DelDuca Esq., Nathan Mosley PE, Brian Cleary PE, and John Soubasis (owner)**

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 applicant will meet all items detailed in the Camden County Planning Board Engineers review letter. Comments 4 and 5 on page 2 and 3 which relate to traffic were discussed in detail. Several stormwater items were discussed to ensure the safe operations of the site.

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

**PUBLIC COMMENTS**

None.

**CHAIRMAN'S REPORT**

No Report

**ATTORNEY'S REPORT**

Ms. Catherine Binowski announced that she would no longer be the Planning Board Solicitor and that Ms. Ilene Lampitt, Esq. will be taking on the role of Planning Board solicitor.

**COUNTY ENGINEER'S REPORT**

No Report

**COUNTY PLANNING REPORT**

The next planning board meeting is scheduled July 28<sup>th</sup> and it is expected to be virtual.

**NEW BUSINESS**

None.

**OLD BUSINESS**

None

**ADJOURNMENT**

A motion was made to adjourn the meeting by Mrs. Williams 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**

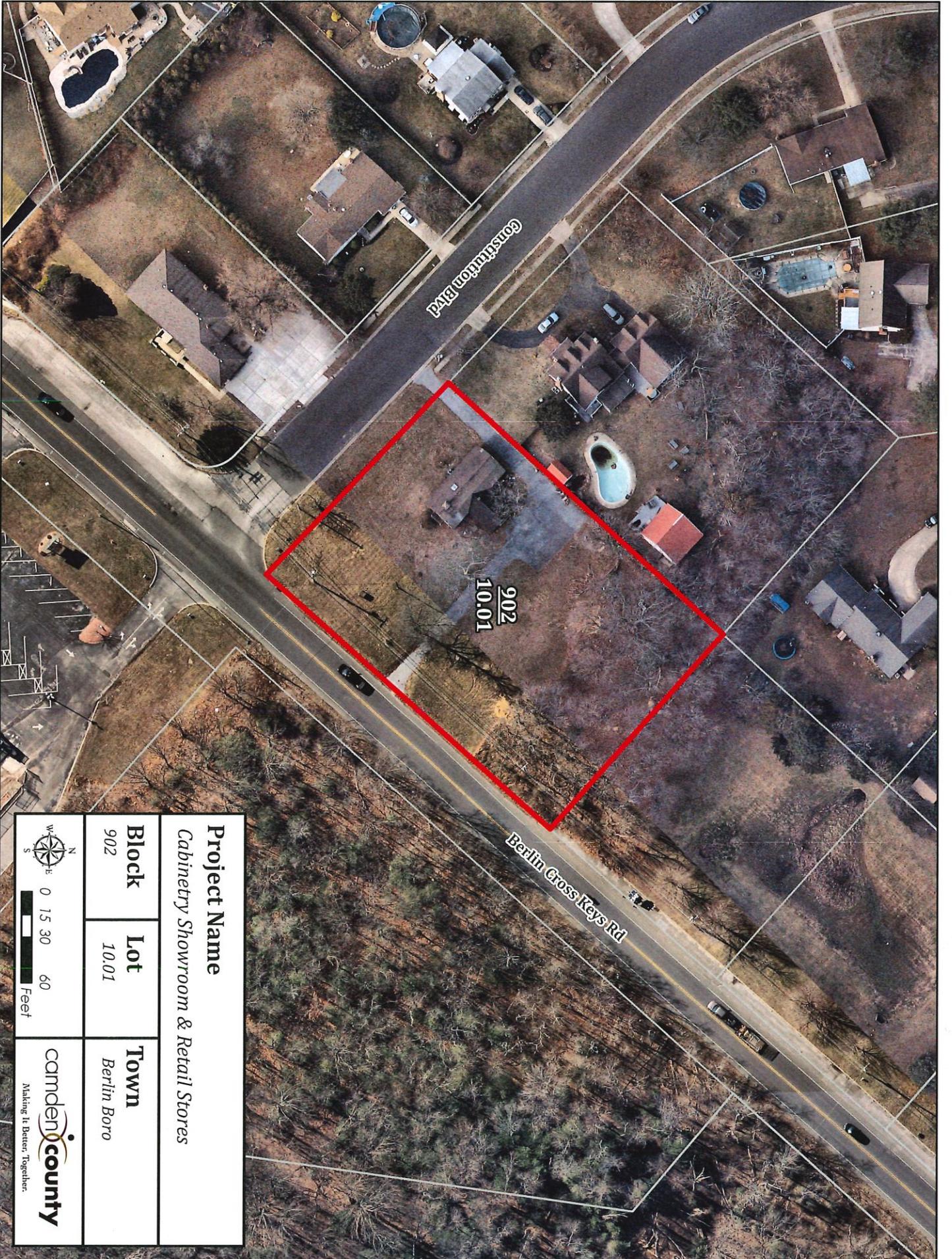
**July 28, 2020**

***Applications for Approval***

	<b>PROJECT NAME</b>	<b>PROJECT NO.</b>	<b>MUNICIPALITY</b>	<b>DESCRIPTION</b>
<b>SP-1</b>	<b>Cabinetry Showroom</b>	<b>SP-5-1-20</b>	<b>Berlin Borough</b>	<b>development of a small strip mall</b>
<b>SP-2</b>	<b>East Coast Gas Station Expansion</b>	<b>SP-8-2-20</b>	<b>City of Camden</b>	<b>gas station expansion to a full services car war and laundromat</b>
<b>SP-3</b>	<b>Mach 1</b>	<b>SP-15-3-20</b>	<b>Gloucester Twp.</b>	<b>new full service car wash</b>
<b>SP-4</b>	<b>Green Lawn Fertilizing</b>	<b>SP-22-1-20</b>	<b>Lindenwold</b>	<b>expansion of existing business</b>

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Cabinetry Showroom</b>
	Plan:	<b>SP-5-1-20</b>
	Municipality:	Berlin Borough
	Applicant:	Kevn Taing 211 Cross Keys Rd., LLC
	Abuts County Route:	Cross Keys Rd. ( CR. 689)

The application is for an approximate 0.85-acre parcel on the corner of Berlin-Cross Keys Road (CR 689) and Constitution Boulevard containing a former home office building that is currently vacant. The applicant proposes to demolish the existing structure and construct of a 4,800 square-foot (s.f.) commercial development consisting of a cabinetry showroom and retail stores. Access to the site is proposed via two (2) full-access driveways, one to Berlin-Cross Keys Road (CR 689) and one to Constitution Boulevard. A stormwater management basin is proposed on the northeastern portion of the site with connection to County drainage facilities. Sidewalk construction is proposed along the Berlin-Cross Keys Road (CR 689) applicant's frontage.



**Project Name**

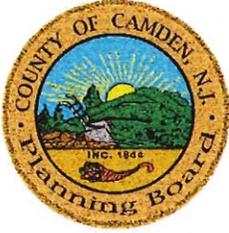
*Cabinetry Showroom & Retail Stores*

<b>Block</b>	<b>Lot</b>	<b>Town</b>
902	10.01	Berlin Boro



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

**COUNTY PLAN:  
SP-5-1-20**

Cabinetry Showroom  
**PROJECT NAME**

Berlin Borough  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

PLATE: 9

\_\_\_\_\_

PRELIMINARY PLAN

BLOCK: 902

\_\_\_\_\_

OTHER

LOT (s): 10.01

**NAME:** 211 Cross Keys Road, LLC

**ADDRESS:** 400 Absecon Boulevard

**CITY:** Absecon **STATE:** NJ **ZIP:** 08201

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

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

**GENERAL**

The application is for an approximate 0.85-acre parcel on the corner of Berlin-Cross Keys Road (CR 689) and Constitution Boulevard containing a former home office building that is currently vacant. The applicant proposes to demolish the existing structure and construct of a 4,800 square-foot (s.f.) commercial development consisting of a cabinetry showroom and retail stores. Access to the site is proposed via two (2) full-access driveways, one to Berlin-Cross Keys Road (CR 689) and one to Constitution Boulevard. A stormwater management basin is proposed on the northeastern portion of the site with connection to County drainage facilities. Sidewalk construction is proposed along the Berlin-Cross Keys Road (CR 689) applicant's frontage.

**The following documents have been reviewed:**

1. Site plan entitled "Cabinetry Showroom & Retail Stores Major Site Plan", prepared by Avila Engineering; dated March 13, 2020.
2. Stormwater Management Report for "Cabinetry Showroom & Retail Stores Major Site Plan", prepared by Avila Engineering; dated March 13, 2020.
3. Subsurface Soil Characteristics/Evaluation for "No. 211 Berlin-Cross Keys Road", prepared by Monarch Surveying & Engineering; dated February 18, 2020.
4. Traffic Assessment for "211 Berlin-Cross Keys Road", prepared by Shropshire Associates LLC; dated March 12, 2020.
5. Plan of Survey & Topography for "No. 211 Berlin-Cross Keys Road", prepared by Monarch Surveying & Engineering; dated September 21, 2015 and last revised February 12, 2020.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Berlin-Cross Keys Road (CR 689) has a proposed right-of-way of 74 feet, with an existing variable right-of-way width. The right-of-way width is 37 feet from the centerline along the applicant's frontage. Additional right-of-way is being requested at this time.
2. The applicant is proposing sidewalk, partial frontage widening, and partial frontage curbing along Berlin-Cross Keys Road (CR 689) within the County right-of-way.

**TRAFFIC**

3. The applicant's traffic engineer should be prepared to provide testimony regarding the findings in the Traffic Assessment related to the operational conditions on Berlin-Cross Keys Road (CR 689) under current conditions as well as future conditions due to the County's planned roadway improvement project for Berlin-Cross Keys Road (CR 689).
4. The internal drive aisle adjacent to Berlin-Cross Keys Road (CR 689) is approximately one (1) vehicle-length from CR 689. The applicant shall provide testimony regarding the sufficiency of the driveway throat to ensure that on-site circulation will not impact the county roadway.

**SITE PLAN**

5. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way.
6. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative".
7. In accordance with 3.4.13, sidewalks along any portion of a development that abuts a county road are to be installed 5 feet from the front of face of curb unless otherwise directed.

Sidewalk is proposed along CR 689 that is a variable distance from the front face of curb. The applicant's engineer should be prepared to provide testimony regarding the sidewalk layout along Berlin-Cross Keys Road (CR 689).

8. The applicant's engineer should be prepared to provide testimony regarding the intent of the Site By-Right Plan, Sheet 3, and the Site Layout Plan, Sheet 4.
9. The site plans should be revised to include the future conditions of the roadway and take note of how the future curb line impacts the proposed driveway design and be prepared to redesign the proposed driveway to work successfully with the future conditions.
10. Sight triangle easements shall be required at all existing and proposed road or street intersections with a county road and at driveways as determined to be necessary by the County Engineer. Sight triangle easements should be in accordance with AASHTO standards and be shown on plans. The applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement area. The plans should be revised to include the proper sight triangles at the proposed driveway on Berlin-Cross Keys Road (CR 689). The vertex of the departure sight triangle should be 14.5 feet from the edge of the roadway and the corresponding sight distance length should be 625 feet to 700 feet for the noted design vehicle (single-unit truck) and posted speed limit (50 MPH).
11. The Site Layout Plan, Sheet 4, shall be revised to show that the area within the required sight triangle shall be free of all vegetation or obstructions 18" high or higher.
12. Object markers (OM3-R) signage shall be provided adjacent to Berlin-Cross Keys Road (CR 689) along the taper to the west of the proposed access driveway.
13. Site Plans Must Conform with the Following Standards:

**3.3.1.8 Intersections, Left Turn, Stopping Sight Distance**

The plans shall be revised to include the unobstructed line of sight at the proposed county driveway as noted in the comment above.

**3.3.1.10.B Profile of a Driveway Approach to a County Road**

It appears that the grade of the driveway approach at the proposed county driveway may exceed the requirements in Section 3.3.1. The applicant should provide vertical profiles of the proposed driveway approach to the county road that show the approach grades do not exceed a 7% grade approach and that the maximum grade differential between the slope of the new driveway and the cross slope of the county road is not more than 8%.

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

Larger driveway flares may be required to ensure that vehicles turning into and out of the new driveway do not cross the centerline of the new driveway or cross the centerline of the county road. The vehicle tracking templates shown on the Vehicle Access Plan, Sheet 10, shall be revised to show the ingress and egress maneuvers at the proposed county driveway and county

road.

**3.3.1.10.E Driveway and Apron Material**

Driveways shall be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25 feet from the edge of the pavement of the county road. The plans show concrete material for a distance of 16 feet at the Berlin-Cross Keys Road (CR 689) driveway.

**3.3.1.10.G Stop Sign and Stop Bar**

The plans shall be revised to provide a stop sign and stop bar at the Berlin-Cross Keys Road (CR 689) driveway approach.

**3.3.1.16 Pavement Markings**

Stop bars shall be used at all new driveway locations and consist of 24" wide white extruded thermoplastic material. The stop bar detail provided in the plans shall be revised accordingly.

**STORMWATER MANAGEMENT NJAC 7:8**

14. The applicant must demonstrate that Camden County highway meets the stormwater quantity peak rate of runoff conditions and 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.

15. 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.

16. For flows going to County pipe:

- a. 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.
- b. 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.

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

- a. It appears a portion of the proposed site driveway will send runoff toward the existing county roadway gutter. Provide gutter spread calculations at the driveway opening to verify the limits of spread are not surpassed and there are no adverse impacts.
- b. Provide storm sewer calculations to verify the existing system along Berlin-Cross Keys Road (CR 689) will have adequate capacity for the proposed site discharges.

## DETAILS

18. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
19. All curbing constructed within the County right-of-way shall be at 9" x 18" gray concrete with a 1" batter in the 8" face.
20. Depressed curbing shall be installed at all driveways on County roads.
21. All concrete in the Camden county right-of-way shall be Class B with 28-day compressive strength of 4500 PSI and 6% ±1.5% air entrainment.
22. The following County standard details are required for improvements in the County right-of-way:  
Details:
  1. Standard 8"X9"X18" Concrete Vertical Curb
  2. Standard Depressed Concrete Curb
  3. Standard Concrete Sidewalk
  4. Standard Concrete Driveway and Concrete Apron
  5. Standard Driveway Treatment: Apron and Flare (Plan View)
  6. Standard Pavement Marking Legend
  7. Milling and Resurfacing
  8. Hot Mix Asphalt Pavement
  9. Typical Roadway Restoration for Curb Installation
  10. Typical Roadway Widening Where no Curb is Present
  11. Asphalt Road Restoration: Gas Utility

## ADMINISTRATIVE

23. 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.
24. 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.
25. 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.
26. 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.

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

#### OUTSIDE AGENCY APPROVALS

32. Applicant is responsible for all environmental permits required.



William England, PE,  
Assistant County Engineer

  
DATE

Cc: Applicant: 211 Cross Keys Road LLC, Kevin Taing, Fax: NA, Email: [KKTaing72@gmail.com](mailto:KKTaing72@gmail.com)  
Applicant Engineer: Michael Avila, PE, Fax: 856-809-2580, Email: [mavila@avila-eng.com](mailto:mavila@avila-eng.com)  
Applicant Traffic Engineer: Andrew Feranda, PE, PTOE, CME, Fax: 609-714-9944, Email: [aferanda@sallc.org](mailto:aferanda@sallc.org)  
Municipal Planning Board Secretary: Deborah Simone, Fax: 856-232-6229, Email: NA  
Municipal Review Engineer: Maser Consulting, James Biegen, PE, CME, Fax: 856-722-1120, Email: NA

# CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

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

### Camden County Planning Board

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

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

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

**(PLEASE TYPE OR PRINT LEGIBLY)**

### Project Information:

Project Name: Cabinetry Showroom & Retail Stores

Project Address (if applicable) & Municipality: 211 Cross-Keys Road

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

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

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

Original Site Plan Application No.: \_\_\_\_\_ Date Originally Approved: \_\_\_\_\_

- Resubmission of Major Subdivision

Original Major Subdivision Application No.: \_\_\_\_\_ Date Originally Approved: \_\_\_\_\_

### Tax Map Data:

Plate(s): 9

Existing Zoning: Neighborhood Commercial (C-2)

Block(s): 902

Variance(s) Required: Rear Yard Setback

Lot(s): 10.01

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. 5-1-20

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: 211 Cross Keys Road, LLC c/o Kevin Taing Phone: 609-267-1113 or 609-665-0707 Fax: \_\_\_\_\_

Address: 400 East Absecon Blvd. Town & State: Absecon, NJ

Email: kktaing72@gmail.com Zip.: 08201

Attorney: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: \_\_\_\_\_ Town & State: \_\_\_\_\_

Email: \_\_\_\_\_ Zip.: \_\_\_\_\_

Engineer: Avila Engineering, LLC  
Michael E. Avila, P.E., P.P. Phone: 856-809-2572 Fax: 856-809-2580

Address: 228 W White Horse Pike, Suite B Town & State: Berlin, NJ

Email: mavila@avila-eng.com Zip.: 08009

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

- | <u>Residential</u>                             | <u>Commercial</u>                                    | <u>Industrial</u>                              |
|--|--|--|
| <input type="radio"/> Single Family Detached   | <input checked="" type="radio"/> Retail              | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes               | <input checked="" type="radio"/> Office              | <input type="radio"/> Flex Space               |
| <input type="radio"/> Duplex                   | <input type="radio"/> Restaurant/ Food Establishment | <input type="radio"/> Storage/ Warehouse       |
| <input type="radio"/> Apartments               | <input type="radio"/> Hospitality/ Hotel Space       | <input type="radio"/> Distribution Center      |
| <input type="radio"/> Condominiums             | <input type="radio"/> Medical Use                    | <input type="radio"/> Manufacturing            |
| <input type="radio"/> Medical Care Residential | <input type="radio"/> Sports or Entertainment        | <input type="radio"/> Other: _____             |

**Project Description & Statistics:**

Short Description of Project: The applicant seeks to construct a 3 unit 102' x 42' building.

Unit 1 will be used by the applicant as a cabinetry showroom with office space. Unit 2 and 3 will be leased to other tenants for the use of small retail/services such as a nail salon and other low intensity uses.

Increase in Impervious Coverage?:  YES / NO Total Increase or Decrease: Increase of 20,081 SF +/-

Total Amount of Land Disturbed: 35,730 SF +/-

Total Gross SF of all Buildings/ Development: 4,794 SF +/-

Total New Residential Units: n/a

Total New Jobs Created: max. 3 (Unit 1) + unknown at this time (Unit 2 and 3)

SP-5-1-20

# 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? N/A

Size of Existing Lot(s): 0.849 Acres

Portion to be Subdivided: N/A

## Municipal Use:

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

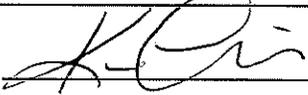
Authorized Municipal Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

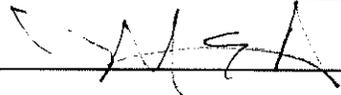
Phone Number: \_\_\_\_\_

## Signatures Required:

Name of Applicant: 211 Cross Keys Road, LLC c/o Kevin Taing

Signature of Applicant:  Date: 2/4/20

Agent Completing Application: Michael E. Avila (engineer) - Avila Engineering, LLC

Signature of Agent:  Date: 05/13/2020

### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: \_\_\_\_\_

### Stamp Date Received Below

SP-5-1-20

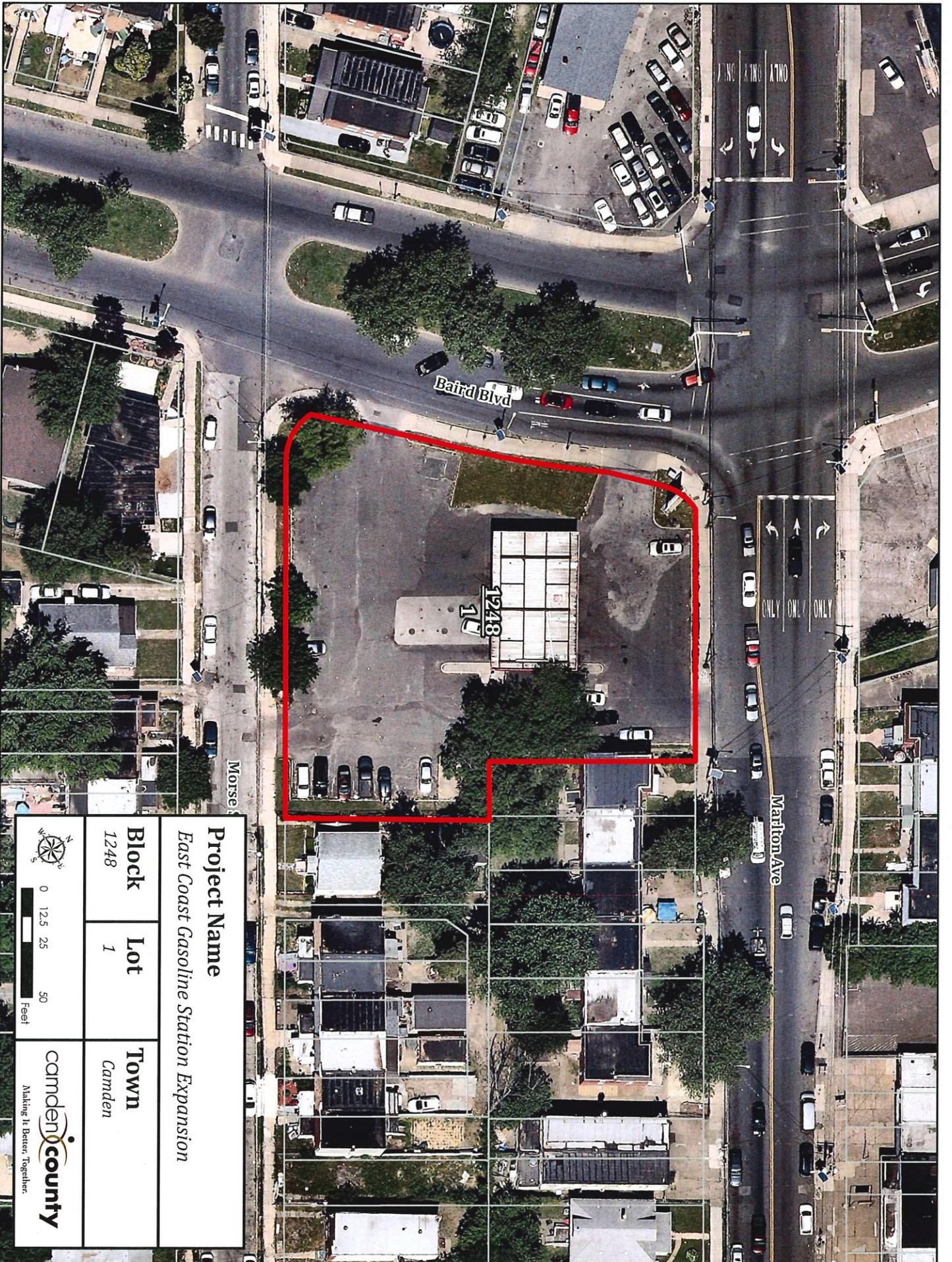


<b>STAFF REPORT MEETING OF:</b>	RE:	<b>East Coast Gas Station Expansion</b>
	Plan:	<b>SP-8-2-20</b>
	Municipality:	City of Camden
	Applicant:	Dimal Inc.
	Abuts County Route:	Baird Blvd ( Cr. 608) and Marlton Pike (Cr. 601)

East Coast Gasoline Station (“The Applicant”) has prepared a Preliminary & Final Site Plan application for Block 1248, Lot 1 in the City of Camden, Camden County, NJ. The subject property, a 0.57 acre lot, is positioned adjacent to the signalized intersection County Route 601 (Marlton Pike) to the northeast, CR 608 (Baird Boulevard). The property fronts County Route 601 (Marlton Pike) to the northeast, CR 608 (Baird Boulevard) to the northwest. Morse Street, a local roadway, bounds the site to the southwest and existing properties bound the site to the south/southeast.

The site is currently developed as Gas Station, a nonconforming land use in Zone C-1. The applicant is proposing to expand services within this lot by adding a laundromat and car wash, both of which are permitting uses within the C-1 Zone. The applicant has stated the redevelopment will decrease impervious coverage by 2,659 SF, a 10% reduction.

The proposed 1-story laundromat will be developed with 15 parking stalls. The site plan also proposes to add three (3) parking stalls adjacent to the existing gas station service building, for a total of 18 parking stalls. The proposed improvements include revise site access design, improved site lighting, landscaping and off-site improvements to sidewalk and ADA accessible ramps.

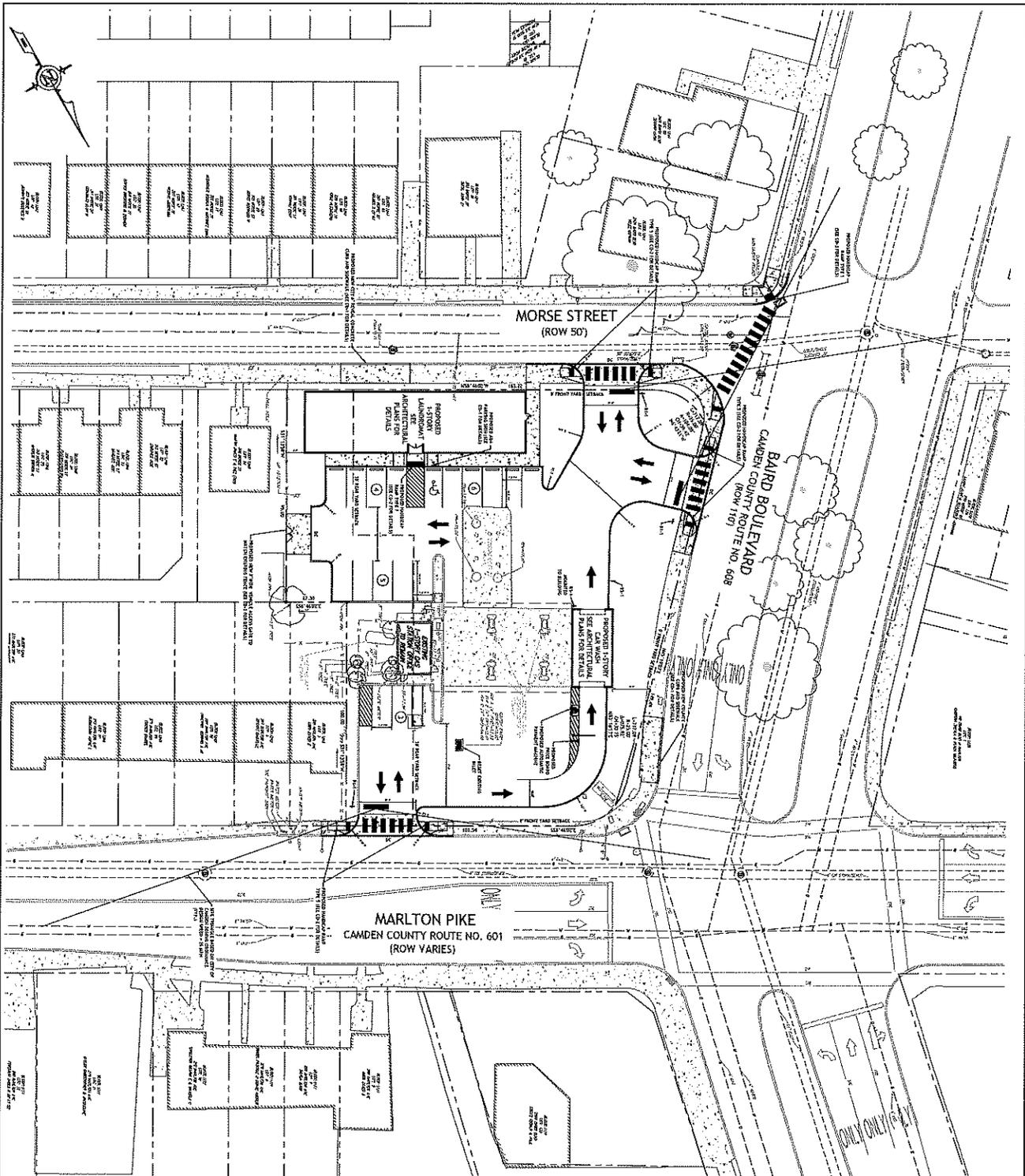


**Project Name**  
East Coast Gasoline Station Expansion

<b>Block</b> 1248	<b>Lot</b> 1	<b>Town</b> Camden
----------------------	-----------------	-----------------------

0 12.5 25 50 Feet

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



**GENERAL NOTES:**

1. THE APPROVED PLANS AND GENERAL NOTES AND SPECIFICATIONS SHALL BE READ AND UNDERSTOOD IN CONNECTION WITH THE CITY OF CAMDEN ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC UTILITIES AND STRUCTURES, LATEST EDITION, AND THE CITY OF CAMDEN ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF HIGHWAYS, LATEST EDITION, AND THE CITY OF CAMDEN ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF SEWERAGE AND SANITATION, LATEST EDITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CAMDEN ENGINEERING DEPARTMENT AND THE CAMDEN COUNTY ENGINEERING DEPARTMENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CAMDEN COUNTY ENGINEERING DEPARTMENT AND THE CAMDEN COUNTY ZONING BOARD.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CAMDEN COUNTY ENGINEERING DEPARTMENT AND THE CAMDEN COUNTY ZONING BOARD.
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25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CAMDEN COUNTY ENGINEERING DEPARTMENT AND THE CAMDEN COUNTY ZONING BOARD.

**SITE SAFETY NOTE**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CAMDEN COUNTY ENGINEERING DEPARTMENT AND THE CAMDEN COUNTY ZONING BOARD.

**ADDITIONAL INFORMATION:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CAMDEN COUNTY ENGINEERING DEPARTMENT AND THE CAMDEN COUNTY ZONING BOARD.

**SCALE:** 1" = 20'

**DATE:** 02/17/2018

**DESIGNED BY:** C/C

**CHECKED BY:** C/C

**DATE:** 02/17/2018

**PROJECT:** EAST COAST GASOLINE STATION EXPANSION PROJECT

**LOCATION:** 2474 BARD BOULEVARD (C.R. 608) BLOCK 120018

**CITY:** CAMDEN, CAMDEN COUNTY, NEW JERSEY, 08105

**DESIGNED BY:** Charles J. Chelotti, PE  
N.J. Professional Engineer  
#246010469190

**SCALE:** 1" = 20'

**DATE:** 02/17/2018

**DESIGNED BY:** C/C

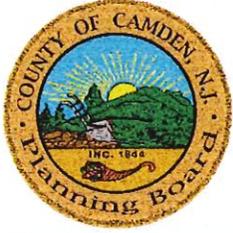
**CHECKED BY:** C/C

**DATE:** 02/17/2018

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**LOCATION:** 2474 BARD BOULEVARD (C.R. 608) BLOCK 120018

**CITY:** CAMDEN, CAMDEN COUNTY, NEW JERSEY, 08105



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

**COUNTY PLAN:  
SP-8-2-20**

East Coast Gasoline Station Expansion

**PROJECT NAME**

City of Camden

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

SITE PLAN

PLATE: 19.16

PRELIMINARY PLAN

BLOCK: 1248

OTHER

LOT (s): 1

**NAME:** \_\_\_\_\_

**ADDRESS:** 2474 Baird Boulevard (CR 608)

**CITY:** City of Camden **STATE:** NJ **ZIP:** 08101

**SITE ABUTS COUNTY HIGHWAY:** CR 601 (Marlton Pike) & CR 608 (Baird Boulevard)

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

**GENERAL**

East Coast Gasoline Station ("The Applicant") has prepared a Preliminary & Final Site Plan application for Block 1248, Lot 1 in the City of Camden, Camden County, NJ. The subject property, a 0.57-acre lot, is positioned adjacent to the signalized intersection County Route 601 (Marlton Pike) to the northeast, CR 608 (Baird Boulevard). The property fronts County Route 601 (Marlton Pike) to the northeast, CR 608 (Baird Boulevard) to the northwest. Morse Street, a local roadway, bounds the site to the southwest and existing properties bound the site to the south/southeast.

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The proposed 1-story laundromat will be developed with 15 parking stalls. The site plan also proposes to add three (3) parking stalls adjacent to the existing gas station service building, for a total of 18 parking stalls. The proposed improvements include revise site access design, improved site lighting, landscaping and off-site improvements to sidewalk and ADA accessible ramps.

**The following documents have been reviewed:**

1. Site plan entitled "East Coast Gasoline Station Expansion Project", prepared by Gilmore & Associates, Inc. Engineering and Consulting Services; dated 12/20/2019.
2. Local Engineering Report for "East Coast Gasoline Station Expansion Project", prepared by Remington and Vernick Engineers; dated January 28, 2020.

**SITE PLAN**

1. Applicant shall install MUTCD Sign R3-5L, "Left-Turn Only", below proposed R1-1 Sign (Stop Sign) at the Morse Street Site Access. Applicant shall relocate existing, or install new, MUTCD Sign R3-1, "No Right-Turn" and R6-1L (One-Way) opposite the proposed Morse Street Site Access.
2. Applicant shall install MUTCD Sign R3-5R, "Right-Turn Only", below proposed R1-1 Sign (Stop Sign) at the Baird Boulevard Site Access. Applicant shall relocate existing, or install new, MUTCD Sign R3-2, "No Left-Turn" and R6-1R (One-Way) opposite the proposed Baird Blvd Site Access.
3. Applicant should revise plans to include call-out to identify Gore Striping for Car Wash Entry shall be installed per the Detail included on Sheet 13 of 16, CD-1.
  - a. This detail should be revised as noted in the "DETAILS" Section of this review letter.
4. Applicant should revise plans to include yellow gore striping adjacent to exit of proposed Car Wash to delineate traffic and supplement proposed MUTCD Sign R5-1 "Do Not Enter".
  - a. Applicant shall provide detail for mounting of R5-1 Sign if not post-mounted.
5. Applicant should construct new sidewalk between proposed curb ramps at the corner of Baird Blvd and Proposed Baird Blvd Site Access.
6. **3.1.10.E Driveway and Apron Material** – Applicant identifies on Sheet 4 of 16, SP-1, and Sheet 5 of 16, GP-1, construction of proposed depressed curb, sidewalk and curb ramps at Driveway Aprons adjacent to CR 601 and CR 608. Applicant also includes Camden County Standard Concrete Driveway Detail #6 on Sheet 13 of 16. Applicant plan states he is meeting existing grades on both sides of the driveway apron.
  - a. Applicant should update plan to include dimensions, or provide testimony, to confirm proposed concrete driveway apron, slopes and grading are constructed in conformance with Camden County Development Regulations and Americans With Disabilities Act (ADA) Requirements.
7. **3.3.1.10.F Americans with Disabilities Act (ADA) Requirements** – Applicant is proposing new

Type 2 Curb Ramp at the intersection of Baird Blvd and Morse Street.

- a. Applicant should revise design and propose Type 5 to align ramp with proposed Morse Street crosswalk.
8. The Site Plan, Sheet 4 of 16, should include the following note:
- a. "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."
9. The applicant should revise site plan to include the installation lighting that is downward facing fully shield wall packs to reduce glare and distraction to the roadway.

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

1. The proposed improvements **do not** ultimately disturb one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. The proposed improvements **do not** meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge **are not required.**
  - a. A SWM report or summary was not included with the plans. The reviewer had confirmed this based on scaled measurements from the pdf plan.
  - b. It is recommended the designer provide the net increase or decrease in impervious area as a supplement to the application, or via testimony.
2. The applicant must demonstrate the adjacent Camden County highway system meets the stormwater quantity peak rate of runoff conditions and 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.
  - a. It is recommended the designer provide this information as a supplement to the application, or via testimony.
3. Our office does concur that the applicant 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).
4. The design has met the water quantity requirement for peak rate of reduction.
  - a. A water quantity summary was not provided. Review of the Plans determined the net increase or decrease in impervious area was minimal.
  - b. It is recommended the designer provide this information as a supplement to the application, or via testimony.
5. 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 to obtain final County approval.

6. The existing and proposed conditions do not appear to have any BMPs.
7. Applicant shall revise plans to include details for Type N eco grates for the storm inlets in the County Road.
8. For flows going to County pipe:
  - a. County recommends the storm pipe calculations analyze all flows going to the County pipe system. The applicant should submit a drainage shed map showing elevation lines and street names.
  - b. COUNTY recommends the storm pipe calculations 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.
  - c. It is recommended the designer provide this information as a supplement to the application, or via testimony.

Note: Drainage and SWM Computations were not provided. Flows directed towards county system will need to be reviewed.

9. 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.
10. Show and label existing pipes on plans.
11. Plans indicate that two inlets will be removed.
  - a. Applicant should provide testimony stating if the existing drainage pipes are to be removed or abandoned?
  - b. If abandoned in place, COUNTY recommends specifying the use of flowable fill to prevent future leaks or sinkholes.
12. Applicant shall provide engineering analysis, or testimony, regarding whether the inlet removed at the west entrance along Baird Boulevard will impact drainage within Camden County ROW.
13. Check BC Elevation at north entrance to Marlton Pike. Reported elevation is "El. 29.16".
  - a. This appears to be typographic error.

## **TRAFFIC IMPACT STUDY**

1. County recommends the submittal of a Traffic Statement with application.

## **TRAFFIC CONTROL PLANS**

1. Applicant shall include a note stating, "Contractor shall implement advance MUTCD Signs R9-11 or R9-11a, "Sidewalk Closed Ahead, Cross Here" Signs at the direction of the County or

Resident Engineer.

## **DETAILS**

1. Applicant should include Camden County Standard Pavement Marking Legend, Detail 10, in Construction Details.
2. Gore Striping Detail on Sheet 13 of 16, CD-1, shall be revised to reflect proposed conditions entering/exiting Car Wash.
3. Crosswalk Detail on Sheet 13 of 16, CD-1, shall be revised to detail the proposed spacing of 24"-wide crosswalk markings.
4. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches.
  - a. If the applicable County Routes are concrete roads, the trench restoration detail must show 9" thick concrete replacement with dowels. If the applicable County Routes are asphalt roads,
  - b. the pavement restoration should be 6" of dense grades aggregate, 8" of temporary base pavement, then 2" mill and top pave after 3-4 months of trench settlement.

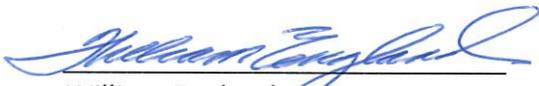
## **ADMINISTRATIVE**

1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
2. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.
3. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant.
4. Camden County Planning Board Process – Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board **does not** provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.
5. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.

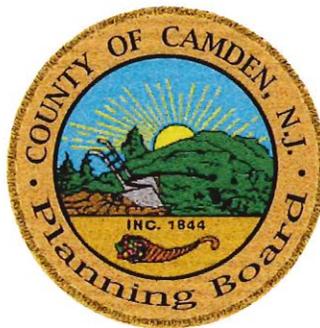
6. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.
7. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
8. Underground irrigation systems shall not be located within the County right-of-way.
9. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

### OUTSIDE AGENCY APPROVALS

1. Applicant is responsible for all environmental permits required.

  
\_\_\_\_\_  
William England PE  
Assistant County Engineer

  
\_\_\_\_\_  
DATE



Cc: Applicant: Dimal Inc. (DBA Baird) ([dimal48@yahoo.com](mailto:dimal48@yahoo.com))  
Applicant Attorney: John D. Wilson, Esq. ([willaw@verizon.net](mailto:willaw@verizon.net))  
Applicant Engineer: Gilmore & Associates ([cchelotti@gilmore-assoc.com](mailto:cchelotti@gilmore-assoc.com))  
Municipal Planning Board Secretary: Angela Miller, (856)757-7214 or [AnMiller@ci.camden.nj.us](mailto:AnMiller@ci.camden.nj.us)  
Municipal Review Engineer: Timothy R. Straszewski, PE, CME (RVE) (Fax: 856-795-1882).

# CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

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

### Camden County Planning Board

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

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

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

**(PLEASE TYPE OR PRINT LEGIBLY)**

### Project Information:

Project Name: Preliminary/Final Site Plan - Proposed East Coast Gasoline Station Expansion

Project Address (if applicable) & Municipality: 2474 Baird Boulevard (C.R. 608)

Abuts County Road: Baird Boulevard & Marlton Pike County Route No.: 608 & 601, respectively

### 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): 19.16

Existing Zoning: C-1 Commercial

Block(s): 1248

Variance(s) Required: Use Variance Granted

Lot(s): 1

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-8-2-20

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Dimal Inc. (DBA Baird) Phone: 215-880-8175 Fax: N/A  
 Address: 7300 Crescent Boulevard Town & State: Pennsauken, NJ  
 Email: dimal48@yahoo.com Zip.: 08109

Attorney: John D. Wilson, Esq. Phone: (856) 365-1179 Fax: N/A  
 Address: 7001 Grant Ave Suite A Town & State: Collingswood, NJ  
 Email: willaw@verizon.net Zip.: 08107

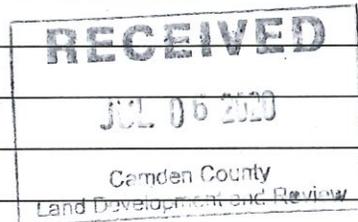
Engineer: Charles J. Chelotti, P.E. Phone: 856-203-7447 Fax: 856-379-3567  
 Address: 201 Market Street Town & State: Camden, NJ  
 Email: cchelotti@gilmore-assoc.com Zip.: 08102

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

- | Residential                                    | Commercial   | Industrial                                     |
|--|--|--|
| <input type="radio"/> Single Family Detached   | <input checked="" type="checkbox"/> Retail           | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes               | <input type="radio"/> Office                         | <input type="radio"/> Flex Space               |
| <input type="radio"/> Duplex                   | <input type="radio"/> Restaurant/ Food Establishment | <input type="radio"/> Storage/ Warehouse       |
| <input type="radio"/> Apartments               | <input type="radio"/> Hospitality/ Hotel Space       | <input type="radio"/> Distribution Center      |
| <input type="radio"/> Condominiums             | <input type="radio"/> Medical Use                    | <input type="radio"/> Manufacturing            |
| <input type="radio"/> Medical Care Residential | <input type="radio"/> Sports or Entertainment        | <input type="radio"/> Other: _____             |

## Project Description & Statistics:

Short Description of Project: Project will add a "full service" car wash and a laundromat to the existing gasoline station.



Increase in Impervious Coverage?: YES / **(NO)** Total Increase or Decrease: -2,659 SF (10% less)  
 Total Amount of Land Disturbed: 24,734 SF (0.57 AC)  
 Total Gross SF of all Buildings/ Development: 6,690 SF  
 Total New Residential Units: N/A  
 Total New Jobs Created: Anticipated to be five (5) new jobs

SP-8-2-20

# 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? N/A

Size of Existing Lot(s): N/A

Portion to be Subdivided: N/A

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

Title of Municipal Official: Planning Director/Zoning Officer

Authorized Municipal Signature:  Date: 6/29/20

Transmittal Date (if applicable): 6/29/20

Phone Number: 856-757-7214

## Signatures Required:

Name of Applicant: Dimal Inc. (DBA Baird)

Signature of Applicant:  Date: 6/17/2020

Agent Completing Application: Charles J. Chelotti, P.E.

Signature of Agent:  Date: 6/17/2020

### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-8-2-20

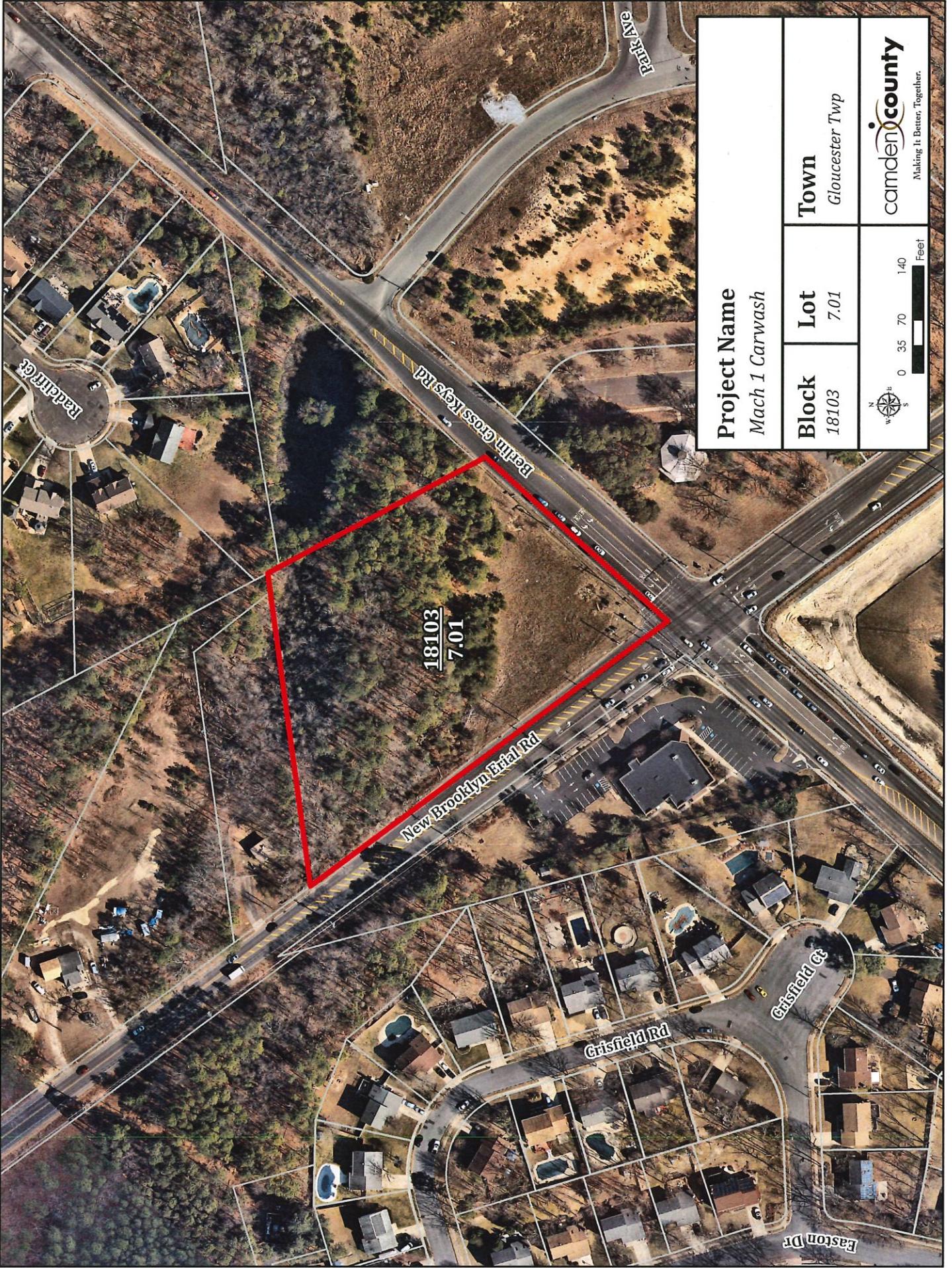
### Stamp Date Received Below





<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Mach 1 Car Wash</b>
	Plan:	<b>SP-15-3-20</b>
	Municipality:	Gloucester Twp.
	Applicant:	Hutton Gloucester St. LLC
	Abuts County Route:	Cross Keys Rd. (Cr.689)

The application is for the construction of an express car wash facility with one, 4,600 square-foot (s.f.) car wash tunnel and 14 vacuum-equipped parking stalls. The existing lot is currently vacant land consisting on 3.28-acre parcel on the northwestern corner of New Brooklyn-Erial Road (CR 706) and Berlin-Cross Keys Road (CR 689). Access to the site is proposed via two (2) driveways: right-in/right-out only driveway on CR 689 and full-access driveway on CR 706, approximately ±250 feet from the signalized intersection of CR 706 and CR 689. A stormwater management basin is proposed near the intersection of CR 706 and CR 689 with no direct connection to County drainage facilities.



**Project Name**  
Mach 1 Carwash

**Block**  
18103

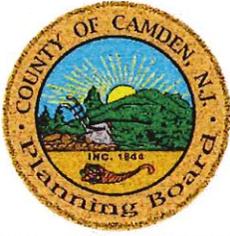
**Lot**  
7.01

**Town**  
Gloucester Twp



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





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

**COUNTY PLAN:  
SP-15-3-20**

Hutton Gloucester NJ ST, LLC  
**PROJECT NAME**

Gloucester Township  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

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

\_\_\_\_\_

PRELIMINARY PLAN

BLOCK: 18103

\_\_\_\_\_

OTHER

LOT (s): 7.01

**NAME:** Hutton Gloucester NJ ST, LLC

**ADDRESS:** 736 Cherry Street

**CITY:** Chattanooga **STATE:** TN **ZIP:** 37402

**SITE ABUTS COUNTY HIGHWAY:** CR 689 (Berlin-Cross Keys Rd), CR 706 (New Brooklyn-Erial Rd)

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

**GENERAL**

The application is for the construction of an express car wash facility with one, 4,600 square-foot (s.f.) car wash tunnel and 14 vacuum-equipped parking stalls. The existing lot is currently vacant land consisting on 3.28-acre parcel on the northwestern corner of New Brooklyn-Erial Road (CR 706) and Berlin-Cross Keys Road (CR 689). Access to the site is proposed via two (2) driveways: right-in/right-out only driveway on CR 689 and full-access driveway on CR 706, approximately  $\pm 250$  feet from the signalized intersection of CR 706 and CR 689. A stormwater management basin is proposed near the intersection of CR 706 and CR 689 with no direct connection to County drainage facilities.

**The following documents have been reviewed:**

1. Site plan entitled “Mach 1 Car Wash”, prepared by T.Y. Lin International; dated January 31, 2020.
2. Hydrology Study for “Mach 1 Car Wash”, prepared by Axis Infrastructure; dated January 16, 2020.
3. Geotechnical Investigation for “Proposed Zippy’s Car Wash”, prepared by Advanced GeoServices Corporation; dated December 17, 2018.
4. Traffic Engineering Assessment for “Mach 1 – Gloucester Township”, prepared by Shropshire Associates LLC, dated March 5, 2020.
5. Land Title Survey for “810 New Brooklyn Erial Road”, prepared by Control Point Associates, Inc.; dated September 20, 2018 and last revised March 4, 2019.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Berlin-Cross Keys Road (CR 689) has a proposed right-of-way of 74 feet, with an existing variable right-of-way width. The right-of-way width is 43 feet from the centerline along the applicant’s frontage. Additional right-of-way is not requested at this time.
2. The Camden County Master Plan indicates that New Brooklyn-Erial Road (CR 706) has a proposed right-of-way of 74 feet, with an existing variable right-of-way width. The right-of-way width is 42 feet from the centerline along the applicant’s frontage. Additional right-of-way is not requested at this time.

**TRAFFIC**

3. The Institute of Transportation Engineers (ITE) data provides trip generation estimates based on either square footage or tunnel(s) as the independent variable for this proposed land use type. The data set for the weekday PM peak hour using tunnel(s) as the independent variable is based on more data points (three compared to one) and results in a more conservative trip generation estimate. As a result, the applicant’s engineer shall re-evaluate the weekday PM peak hour conditions and determine if there are any additional impacts to the access driveways and nearby signalized intersection of CR 689/CR 706 that need to be addressed.
4. The traffic study indicates that a queue analysis was done for the eastbound New Brooklyn-Erial Road (CR 706) approach to Berlin-Cross Keys Road (CR 689) and indicated that queues will not extend beyond the proposed access driveway on CR 706. The backup data from the queue analysis substantiating this statement should be provided to the County for review.
5. With the entrance to the on-site stacking lanes for the car wash tunnel approximately one (1) vehicle-length (±30 feet) from New Brooklyn-Erial Road (CR 706), there is a concern that stacked vehicles from the car wash tunnel may extend into the county roadway. The

applicant's engineer shall provide a queue/stacking analysis to demonstrate that there is adequate on-site stacking capacity and the operation will not impact the County roadway. The analysis shall consider transaction processing time, car wash processing time, and anticipated demand.

## **SITE PLAN**

6. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way.
7. 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".
8. Sight triangle easements shall be required at all existing and proposed road or street intersections with a county road and at driveways as determined to be necessary by the County Engineer. Sight triangle easements should be in accordance with AASHTO standards and be shown on plans. The applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement area. The Site Plan, Sheet C-2.0, shall be revised to depict the sight triangles at the proposed access driveways in accordance with the current edition of A Policy on Geometric Design of Highways and Streets published by American Association of State Highway and Transportation Officials (AASHTO).
9. The Site Plan, Sheet C-2.0, shall be revised to show that the area within the required sight triangle shall be free of all vegetation or obstructions 18" high or higher
10. The design of the proposed right-in/right-out only driveway on Berlin-Cross Keys Road (CR 689) shall be redesigned in accordance with the County standard detail for Left Turn in and Left Turn Out Prohibited (Detail 12).
11. A Camden County Highway Department Road Opening Permit must be obtained for the temporary construction access proposed to New Brooklyn-Erial Road (CR 706).
12. The applicant should revise site plan to include the installation lighting that is downward facing fully shield wall packs to reduce glare and distraction to the roadway.
13. Site Plans Must Conform with the Following Standards:

### **3.3.1.4 Drive-Through**

A drive-through shall be designed so as not to allow vehicles to stack through the site driveway and onto the county roadway. Additional information is needed to determine if the site plan provides a minimum distance of 50 feet from the rear of the maximum queue (or 95<sup>th</sup> percentile queue) to a point where vehicles can freely maneuver into the site driveway circulation pattern.

### **3.3.1.8 Intersections, Left Turn, Stopping Sight Distance**

The plans shall be revised to include the unobstructed line of sight at the proposed county driveways.

**3.3.1.9 Spacing of New Driveways**

No portion of a driveway shall be located within 10 feet of a side property line. The proposed right-in/right-out only driveway on Berlin-Cross Keys Road (CR 689) has a setback of ±7 feet.

**3.3.1.10.E Driveway and Apron Material**

Driveways shall be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25 feet from the edge of the pavement of the county road. The plans show concrete material for a distance of 15 feet at the Berlin-Cross Keys Road (CR 689) and New Brooklyn-Erial Road (CR 706) driveways. The site plan should be revised to include 25 feet of concrete from the edge of pavement.

Depressed curbing shall be installed at the driveways on County roads.

**3.3.1.15 Advertising Signs**

Advertising signs shall be located outside the County right-of-way, outside the sight triangle easement, and ten feet behind the front face of curb. The plans shall be revised to indicate the site triangle easement at the intersection of CR 689/CR 706 to ensure the proposed advertising sign is outside the sight triangle easement.

**3.3.1.16 Pavement Markings**

Stop bars shall be used at all new driveway locations and consist of 24" wide white extruded thermoplastic material. A note shall be added to the plans accordingly.

**STORMWATER MANAGEMENT NJAC 7:8**

14. The applicant must demonstrate that Camden County highway meets the stormwater quantity peak rate of runoff conditions and 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.

15. 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.

16. For flows going to County pipe:

a. 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.

- b. 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.

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

- a. It appears a portion of the proposed site driveways will send runoff toward the existing county roadway gutter. Provide gutter spread calculations at the driveway openings to verify the limits of spread are not surpassed and there are no adverse impacts.
- b. An increase in runoff may occur since a portion of the proposed driveway flows toward the county roadway. Provide storm sewer calculations to verify the existing cross pipe along CR 706 in the vicinity of the proposed site driveway has adequate capacity.
- c. The proposed driveway along CR 706 is in a location where the existing inlet would allow channelized runoff to cross a portion of the driveway. The existing inlet on CR 706 shall be relocated to the upstream side of the driveway opening to prevent stormwater from crossing the driveway in accordance with Section 3.5.2.1.

## DETAILS

18. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.

19. A County curb detail is needed. 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.

20. All curb radii for all roadways and driveways should be checked to ensure that an emergency vehicle or delivery vehicle can exit the driveway without turning into oncoming traffic. A Truck Turning Plan shall be provided demonstrating that the anticipated design vehicles can maneuver at the access driveways without impacting the county roads.

21. The following County standard details are required for improvements in the County right-of-way:

Details:

1. Standard 8"X9"X18" Concrete Vertical Curb
2. Standard Depressed Concrete Curb
3. Standard Vertical Concrete Curb Taper
4. Standard Concrete Driveway and Concrete Apron
5. Standard Pavement Marking Legend
6. Standard Left Turn In and Left Turn Out Prohibited
7. Typical Roadway Restoration for Curb Installation
8. Asphalt Road Restoration: Gas Utility

## ADMINISTRATIVE

22. 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.
23. 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.
24. 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.
25. 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.
26. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
27. 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.
28. 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.
29. Underground irrigation systems shall not be located within the County right-of-way.
30. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

## OUTSIDE AGENCY APPROVALS

31. Applicant is responsible for all environmental permits required.



William England, PE  
Assistant County Engineer



DATE



Cc: Applicant: Hutton Gloucester NJ ST, LLC, Ben Carroll, Fax: NA, Email: [bcarroll@hutton.build](mailto:bcarroll@hutton.build)  
Applicant Attorney: Laura M. D'Allesandro, Esq., Fax: 856-427-4241, Email: [imd@delducalewis.com](mailto:imd@delducalewis.com)  
Applicant Engineer: T.Y Lin International, F. Jack Buholtz, PE, Fax: , Email: [jack.buholtz@tylin.com](mailto:jack.buholtz@tylin.com)  
Applicant Traffic Engineer: Shropshire Associates, Nathan Mosley, PE, Fax: 609-714-9944, Email: [nmosley@sallc.org](mailto:nmosley@sallc.org)  
Municipal Planning Board Secretary: Kenneth D. Lechner, PP, AICP, Fax: 856-232-6229, Email: [klechner@glotwp.com](mailto:klechner@glotwp.com)  
Municipal Review Engineer: Churchill Engineers, James Mellett, PE, Fax: 856-767-0272, Email: [jmellett@churchillengineers.com](mailto:jmellett@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](mailto:planningdivision@camdencounty.com)

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

**(PLEASE TYPE OR PRINT LEGIBLY)**

### Project Information:

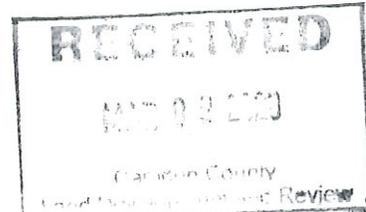
Project Name: Hutton/Gloucester Twp Mach 1 Car Wash

Project Address (if applicable) & Municipality: 810 Nw Brooklyn-Erial Road, Gloucester 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): 181

Existing Zoning: OF

Block(s): 18103

Variance(s) Required: None

Lot(s): 7.01

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

SP-15-3-20

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Hutton Gloucester ST 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

F. Jack Buholtz, PE

Engineer: TYLIN INTERNATIONAL Phone: (585) 512-2076 Fax: \_\_\_\_\_

Address: 255 East Avenue Town & State: Rochester, NY

Email: jack.buholtz@tylin.com Zip.: 14604

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

### Residential

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

### Commercial

- Retail Express Car Wash
- 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: \_\_\_\_\_

The applicant proposes a 4,600 sf express car wash on the property. The property is located in the  
\_\_\_\_\_ zoning district. Applicant has already obtained a use variance making a  
car wash a permitted use

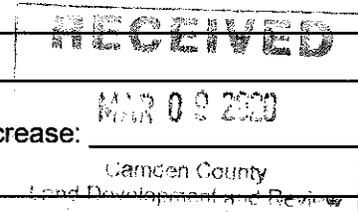
Increase in Impervious Coverage?:  YES / NO Total Increase or Decrease: \_\_\_\_\_

Total Amount of Land Disturbed: \_\_\_\_\_

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

Total New Residential Units: N/A

Total New Jobs Created: \_\_\_\_\_



SP-15-320

# 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 Gloucester ST, LLC

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Agent Completing Application: \_\_\_\_\_

Signature of Agent: Jana Alessandro Date: 3/3/20

### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-15-3-20

### Stamp Date Received Below

**RECEIVED**

MAR 09 2020

Camden County  
Land Development and Review

# CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

## Company/ Organization Information

Name of Company/Organization: Hutton Gloucester ST, 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

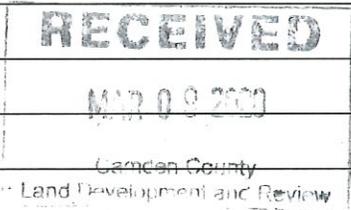
Is Company an Individual Owner? YES /  NO

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	

Trustee: Karen Hutton 736 Cherry St. Chattanooga TN 37402



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

X  CDO  
Signature of Owner & Title

2/24/2020  
Date

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

\_\_\_\_\_  
Date

SP 15-3-20

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Green Lawn Fertilizer</b>
	Plan:	<b>SP-22-1-20</b>
	Municipality:	Lindenwold
	Applicant:	Green Lawn Fertilizer
	Abuts County Route:	Egg Harbor Rd. (702)

The subject property is 2010 Egg Harbor Road (CR 702), known as Block 252 Lot 2.02, in the Borough of Lindenwold. The site is already developed, consisting of an existing 2,700 SF office building, 11 concrete parking spaces surrounding the building, a concrete two-way driveway, gravel vehicle circulation area, outdoor storage areas and a stormwater management basin.

This application proposes an 8,000 SF building, a second concrete enter-only driveway, and a new stormwater management basin. A gravel truck parking area is proposed in the area of the existing basin. The existing gravel area will be extended to provide 20 additional car parking spaces (for a total of 31 spaces) and 20 new truck parking spaces.



Egg Harbor Rd

252  
2.02

United States Ave

Society Hill Estates Rd

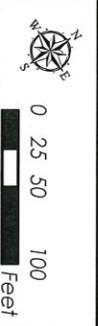
Matt Dr

**Project Name**  
2010 Egg Harbor Rd

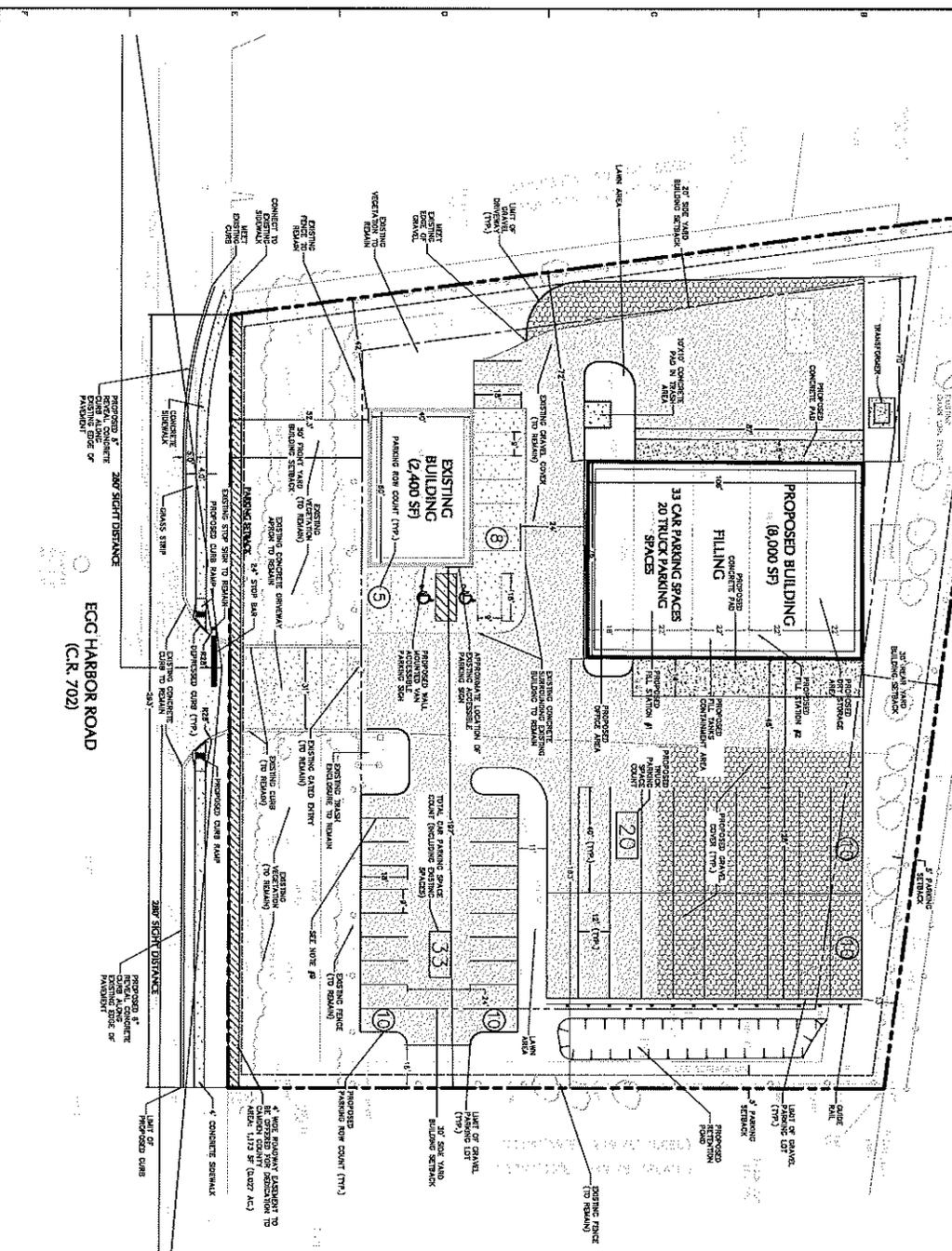
**Block**  
252

**Lot**  
2.02

**Town**  
Lindenwold



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



EGG HARBOR ROAD  
(C.R. 702)

BOROUGH OF LINCOLN TOWNSHIP ZONING TABLE					
ITEM	REQUIRED	EXISTING	PROPOSED	SECTION	COMPLIANCE
INDUSTRIAL USE	INDUSTRIAL USES			§ 202-6	C <sup>1</sup>
AREA, VARD AND BUILDING	Area, Vard and Building	Area, Vard and Building	Area, Vard and Building		C <sup>2</sup> C <sup>3</sup> C <sup>4</sup> C <sup>5</sup> C <sup>6</sup> C <sup>7</sup>

Proposed Use	Building Area	Number of Employees	Required Parking	Required Spaces	Proposed Spaces
Manufacturing	18,000 SF	40 <sup>1</sup>	11.041 Spaces	20 FT	33 FT <sup>2</sup>

1. Applicant will have their firm of employees of 15 provide a list of references.
2. Applicant will have their firm of employees of 15 provide a list of references.
3. Applicant will have their firm of employees of 15 provide a list of references.
4. Applicant will have their firm of employees of 15 provide a list of references.
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13. Applicant will have their firm of employees of 15 provide a list of references.
14. Applicant will have their firm of employees of 15 provide a list of references.
15. Applicant will have their firm of employees of 15 provide a list of references.

CALL BEFORE YOU DIG  
IN N.J. CALL FIRST  
1-800-272-1000  
FOR FREE ADVISORY TO LOCATE  
UTILITIES BEFORE YOU DIG  
1-877-THE-FAVOR

2010 EGG HARBOR ROAD  
MORRISONVILLE, NJ 08853  
NORTH AVENUE LOT NO. 122  
OWNER: JAMES W. WOODWARD  
DESIGNED BY: [Signature]

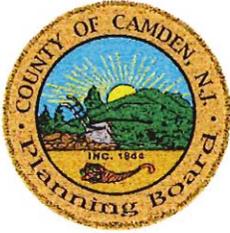
REVISIONS

DATE	REVISION FOR	BY	NO.
7/17/2010	REVISION FOR BOROUGH & COUNTY COMMENTS	[Signature]	1

LANGAN  
Langan Engineering and Environmental Services, Inc.  
300 North Central Expressway, Suite 200  
Wayne, NJ 07093  
732.961.0000 F: 212.461.0001 www.langan.com

PROJECT NO. 0999999999

Sheet 3 of 12



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

**COUNTY PLAN:  
SP-22-1-20**

2010 Egg Harbor Road

**PROJECT NAME**

Lindenwold Borough

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

PLATE: 18.06

PRELIMINARY PLAN

BLOCK: 252

OTHER

LOT (s): 2.02

**Revised Review  
recommended for  
approval**

**NAME:** Green Lawn Fertilizing

**ADDRESS:** 1004 Saunders Lane

**CITY:** West Chester      **STATE:** Pennsylvania      **ZIP:** 19380

**SITE ABUTS COUNTY HIGHWAY:** Egg Harbor Road (County Route No. 702)

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

**GENERAL**

The subject property is 2010 Egg Harbor Road (CR 702), known as Block 252 Lot 2.02, in the Borough of Lindenwold. The site is already developed, consisting of an existing 2,700 SF office building, 11 concrete parking spaces surrounding the building, a concrete two-way driveway, gravel vehicle circulation area, outdoor storage areas and a stormwater management basin.

This application proposes an 8,000 SF building, a second concrete enter-only driveway, and a new stormwater management basin. A gravel truck parking area is proposed in the area of the existing basin. The existing gravel area will be extended to provide 20 additional car parking spaces (for a total of 31 spaces) and 20 new truck parking spaces.

**The following documents have been reviewed:**

1. Letter from applicants engineer Keith Ottes, PE. From Langan responding to the Camden County Engineering comment letter issued on 4/1/2020.
2. Survey of Block 252 Lot 2.02 revised 6/8/2020 additional spot elevations and contours as requested by the County.
3. Site Plan for 2010 Egg Harbor Rd. revised per Borough and County comments 7/7/2020
4. Stormwater Management Report for "2010 Egg Harbor Road", prepared by Gregory Elko, Langan Engineering and Environmental Services, Inc.; dated 1/30/2020 and revised July 7<sup>th</sup>, 2020.

Applicant has met all items outlined in the County Engineering review letter issued on April 1, 2020 and this application is recommended for approval.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Egg Harbor Road (CR 702) has a proposed right-of-way (R.O.W.) of 74 feet, with an existing right-of-way of 33 feet. The plans provided by the applicant show an existing R.O.W. of 66 feet with a 33 feet R.O.W. half width provided across the site's frontage. The applicant is required to provide additional right-of-way through a roadway easement to widen Egg Harbor Road from the centerline along the applicant's frontage. The following is noted:
  - a. The site plan should be revised to indicate the roadway easement dedicated to Camden County.
  - 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.

**ADMINISTRATIVE**

1. 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.
2. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
3. 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.
4. Underground irrigation systems shall not be located within the County right-of-way.

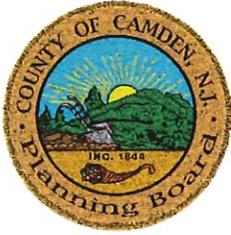
5. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

  
\_\_\_\_\_  
Andrew Levecchia PP/AICP  
County Planning Director

7/15/20  
DATE



Cc: Applicant: Green Lawn Fertilizing, c/o Chris Roch: [chris.roch@greenlawnfertilizing.com](mailto:chris.roch@greenlawnfertilizing.com)  
Applicant Attorney: Rhonda Feld: [rfeld@shermansilverstein.com](mailto:rfeld@shermansilverstein.com)  
Applicant Engineer: Keith Ottis: [kottes@langan.com](mailto:kottes@langan.com)  
Municipal Planning Board Secretary: Nancy DiDomenico: [ndidomenico@lindenwold.net](mailto:ndidomenico@lindenwold.net)  
Municipal Review Engineer: G. Jeffrey Hanson: [jhanson@erinj.com](mailto:jhanson@erinj.com)



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

**COUNTY PLAN:  
SP-22-1-20**

2010 Egg Harbor Road

**PROJECT NAME**

Lindenwold Borough

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X SITE PLAN

PLATE: 18.06

First Review

       PRELIMINARY PLAN

BLOCK: 252

       OTHER

LOT (s): 2.02

**NAME:** Green Lawn Fertilizing

**ADDRESS:** 1004 Saunders Lane

**CITY:** West Chester      **STATE:** Pennsylvania      **ZIP:** 19380

**SITE ABUTS COUNTY HIGHWAY:** Egg Harbor Road (County Route No. 702)

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

**GENERAL**

The subject property is 2010 Egg Harbor Road (CR 702), known as Block 252 Lot 2.02, in the Borough of Lindenwold. The site is already developed, consisting of an existing 2,700 SF office building, 11 concrete parking spaces surrounding the building, a concrete two-way driveway, gravel vehicle circulation area, outdoor storage areas and a stormwater management basin.

This application proposes an 8,000 SF building, a second concrete enter-only driveway, and a new stormwater management basin. A gravel truck parking area is proposed in the area of the existing basin. The existing gravel area will be extended to provide 20 additional car parking spaces (for a total of 31 spaces) and 20 new truck parking spaces.

**The following documents have been reviewed:**

1. Site plan entitled "Preliminary/Final Site Plan for 2010 Egg Harbor Road", prepared by Gregory Elko, Langan Engineering and Environmental Services, Inc.; dated 1/30/2020.
2. Stormwater Management Report for "2010 Egg Harbor Road", prepared by Gregory Elko, Langan Engineering and Environmental Services, Inc.; dated 1/30/2020.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Egg Harbor Road (CR 702) has a proposed right-of-way (R.O.W.) of 74 feet, with an existing right-of-way of 33 feet. The plans provided by the applicant show an existing R.O.W. of 66 feet with a 33 feet R.O.W. half width provided across the site's frontage. The applicant is required to provide additional right-of-way through a roadway easement to widen Egg Harbor Road from the centerline along the applicant's frontage. The following is noted:
  - a. The site plan should be revised to indicate the roadway easement dedicated to Camden County.
  - 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.

*Note: did the applicant give the county an easement last time they appeared before us? If so please provides us with proof of filing?*

**SITE PLAN**

1. In accordance with 3.3.1.1 common driveways to limit the number of conflicts along a County Road are encouraged. There is an existing two-way driveway on site and the applicant proposes a second enter-only driveway. We question the need for a secondary driveway entrance. The Applicant should provide information regarding the need for a second enter-only driveway.
2. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative."
3. The site plan should include stop signs and stop bars at each driveway entering into the County Road.
4. The applicant shall provide curbing and sidewalk along the site's frontage, within the Egg Harbor Road R.O.W. The sidewalk and curb shall connect to the existing sidewalk and curb along Lot 3 to the East.
5. The applicant is required to provide handicap accessible parking spaces adjacent to the office buildings in accordance with ADA Accessibility Guidelines.

6. 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.
7. The site plan should be revised to show the concrete hatch for the existing driveway within the County R.O.W. If the Planning Board approves the second driveway entrance, the site plan should be revised to show a concrete hatch for the proposed driveway, within the County R.O.W and show the extents of pavement repair at the proposed driveway. Depressed concrete curb would be required at the proposed driveway entrance and should be added to the plans.
8. The vehicle circulation plan should be revised to show turning movements into and out of the site for all vehicles and all driveways. Crossing over the centerline to perform turning movements will not be permitted and the driveway radii shall be adjusted accordingly. The truck turning diagrams should show how delivery and fire trucks will turn around on site if the truck parking area is occupied, without backing into the County roadway.
9. All driveway radii should be labeled at the entrance to the county road.
10. Site Plans Must Conform with the Following Standards:
  - 3.3.1.9 Spacing of New Driveways – Does not Conform  
Generally, only one-two way driveway shall have access to the county road or two one-way driveways. No portion of a driveway shall be located within 10', as measured at the widest portion of the driveway at the edge of pavement of the county road, of a side property line. Driveway apron flares and corner radii are considered as portions of the driveway.
  - 3.3.1.10.C Width of Driveways that Intersect a County Road -  
The minimum width of a driveway for non-residential or multi-family residential use shall be 24'.
  - 3.3.1.10.F Americans with Disabilities Act (ADA) Requirements  
If sidewalk is required across the property frontage, handicap ramps shall be installed in accordance with ADA regulation. Slopes of the existing and proposed driveways shall be checked to ensure the slopes meet ADA requirements.
11. The applicant shall confirm plan sheet numbering as there appears to be inconsistencies.
12. A Traffic Impact Study was not provided with this submission. At a minimum, the applicant shall provide information regarding the proposed facility operations including operating hours, building use, number of employees, expected passenger car traffic, expected truck traffic and timing of deliveries.

## STORMWATER MANAGEMENT NJAC 7:8

13. According to the application 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. Thus, the proposed improvements would not meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge would not be required.

Based on our review of the plans and reports it appears the increase in impervious cover will be greater than one-quarter acre and land disturbance will be greater than one acre. The applicant shall clarify the areas of impervious cover and disturbance. It appears that all gravel areas west of the driveway are new gravel, not existing. The applicant shall provide an existing conditions plan, demo plan or survey that clearly shows the existing improvements on site.

14. The applicant shall clarify whether the proposed basin is a detention, retention or infiltration basin. The plans refer to the basin as both a retention and detention basin however, based on review of the plans it appears it would act as an infiltration basin. The applicant shall clarify the type of BMP proposed and ensure the BMP meets the requirements of N.J.A.C. 7:8 and Chapter 9 of the NJ Stormwater BMP Manual. If infiltration is proposed test pits and permeability testing of the soils in the infiltration area are required in accordance with the NJ Stormwater BMP Manual appendix E.
15. The basin weir elevation is 10 feet and the peak water surface elevations for the 2, 10 and 100-year storms are 10.10', 10.14' and 10.21' respectively. The plans list the basin berm elevation as 10.3' however the southwest corner of the basin berm has spot grades as low as 10.04. It appears that some water would flow out of this corner of the basin rather than the proposed weir.
16. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to ensure that the stormwater system can be maintained in perpetuity.
17. 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.
18. It appears that the stormwater calculations provided, use weighted runoff curve numbers (CNS). Runoff from impervious and pervious surfaces should be calculated separately.
19. The applicant should provide off-site stability calculations to ensure there will be no negative downstream affects caused by the basin outfall.

## DETAILS

20. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
21. A County curb detail is needed. 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
22. All curb should be designed in accordance with County Design Standards-Roads, Chapter IX E.4.
23. Depressed curbing shall be installed at all driveways on County roads.
24. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. The pavement restoration should be 6" of dense grades aggregate, 8" of temporary base pavement, then 2" mill and top pave after 3-4 months of trench settlement.
25. The following County standard details are required for improvements in the County right-of-way:
  - Details:
    1. Standard 8"X9"X18" Concrete Vertical Curb
    3. Standard Depressed Concrete Curb
    4. Standard Vertical Concrete Curb Taper
    5. Standard Concrete Sidewalk
    6. Standard Concrete Driveway and Concrete Apron
    - 18A. Typical Roadway Restoration for Curb Installation

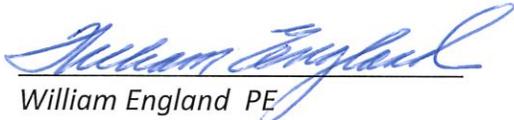
## ADMINISTRATIVE

26. 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.
27. 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.
28. 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.
29. 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.

30. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
31. 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.
32. 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.
33. Underground irrigation systems shall not be located within the County right-of-way.
34. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

#### **OUTSIDE AGENCY APPROVALS**

35. Applicant is responsible for all environmental permits required.

  
\_\_\_\_\_  
William England PE

Assistant County Engineer

  
\_\_\_\_\_  
DATE

DATE



Cc: Applicant: Green Lawn Fertilizing, c/o Chris Roch: [chris.roch@greenlawnfertilizing.com](mailto:chris.roch@greenlawnfertilizing.com)  
Applicant Attorney: Rhonda Feld: [rfeld@shermansilverstein.com](mailto:rfeld@shermansilverstein.com)  
Applicant Engineer: Keith Ottes: [kottes@langan.com](mailto:kottes@langan.com)  
Municipal Planning Board Secretary: Nancy DiDomenico: [ndidomenico@lindenwold.net](mailto:ndidomenico@lindenwold.net)  
Municipal Review Engineer: G. Jeffrey Hanson: [jhanson@erinj.com](mailto:jhanson@erinj.com)

# CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

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

**Camden County Planning Board**  
Charles J. DePalma Public Works Complex  
2311 Egg Harbor Road  
Lindenwold, NJ 08021

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

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

**(PLEASE TYPE OR PRINT LEGIBLY)**

### Project Information:

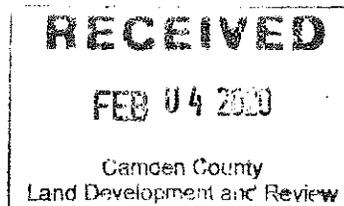
Project Name: 2010 EGG HARBOR ROAD

Project Address (if applicable) & Municipality: 2010 EGG HARBOR ROAD, LINDENWOLD, NJ

Abuts County Road: EGG HARBOR ROAD County Route No.: 702

### 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): 18.06

Block(s): 252

Lot(s): 2.02

Existing Zoning: I-1 (Industrial)

Variance(s) Required: To permit gravel in lieu of pavement in parking areas

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-22-1-20

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Green Lawn Fertilizing Phone: 610-524-2175 Fax: \_\_\_\_\_  
 Address: 1004 West Saunders Lane Town & State: West Chester, PA  
 Email: chris.roch@greenlawnfertilizing.com Zip.: 19380

Attorney: Sherman Silverstein Phone: 856-661-2064 Fax: 856-773-5309  
 Address: 308 Harper Drive, Suite 200 Town & State: Moorestown, New Jersey  
 Email: rfeld@shermansilverstein.com Zip.: 08057

Engineer: Langan Engineering Phone: 215-491-6500 Fax: 215-491-6501  
 Address: 2700 Kelly Road, Suite 200 Town & State: Warrington, PA  
 Email: kottes@langan.com Zip.: 18976

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

- | <u>Residential</u>                             | <u>Commercial</u>                                    | <u>Industrial</u>                                       |
|--|--|---|
| <input type="radio"/> Single Family Detached   | <input type="radio"/> Retail                         | <input type="radio"/> Maintenance/ Repair Shop          |
| <input type="radio"/> Town Homes               | <input type="radio"/> Office                         | <input type="radio"/> Flex Space                        |
| <input type="radio"/> Duplex                   | <input type="radio"/> Restaurant/ Food Establishment | <input type="radio"/> Storage/ Warehouse                |
| <input type="radio"/> Apartments               | <input type="radio"/> Hospitality/ Hotel Space       | <input checked="" type="checkbox"/> 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: \_\_\_\_\_  
 Green Lawn Fertilizing is proposing to construct a standalone 8,000 square foot building at 2010 Egg Harbor Road, in addition to 20 new car parking spaces, and 20 new truck parking spaces. The subject property was previously developed in 2015 with a 2,700 SF office building and associated parking and gravel vehicle circulation areas. The existing building and parking spaces are proposed to remain. There is an existing stormwater management basin in the rear of the property that is proposed to be modified to accommodate the proposed improvements.

Increase in Impervious Coverage?:  YES  NO Total Increase or Decrease: + 0.17 Acres  
 Total Amount of Land Disturbed: 0.98 Acres  
 Total Gross SF of all Buildings/ Development: 8,000 Proposed + 2,700 SF Existing = 10,700 SF  
 Total New Residential Units: 0  
 Total New Jobs Created: TBD

**RECEIVED**

FEB 04 2020

Camden County  
 Planning and Review

5P-22-1-20

# 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): \_\_\_\_\_

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: Chris Koch

Signature of Applicant: [Signature] Date: 01-27-2020

Agent Completing Application: Keith Ottes

Signature of Agent: [Signature] Date: 1/27/2020

### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-22-1-20

### Stamp Date Received Below

**RECEIVED**

FEB 04 2020

Camden County  
Planning and Review

