

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

August 25, 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 – July 2020
6. Review of Projects for Board Action:
 1. **Dunkin Store SP-12-11-20** Cherry Hill, conversion of a former gas station to a Dunkin Store with drive through
 2. **Kazanjian Rug Gallery SP-13-1-20** Gibbsboro, redevelopment of an existing site to a retail store for rugs and floor coverings
 3. **PSEG Substation SP-21-1-20** Lawnside, Substation expansion
 4. **Auto Zone SP-34-3-20** Voorhees, development of an Autozone retail store
7. Chairman's report
8. Attorney's Report
9. County Engineers Report
10. County Planning Report
11. New Business
12. Old Business
13. Adjournment

CC: Hon. Louis Cappelli, Jr., Esq, Freeholder Director
Hon. Barbara Holcomb, Freeholder
John Wolick, Director of Public Works
Kevin Becica, County Engineer
Andrew Levecchia, County Planner

Camden County Planning Board
County Public Works Complex, Lindenwold
6:00 PM
July 28, 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.

Freeholder Barbara Holcomb, Mr. Jones (Chairman), Mr. Tom Schina (Secretary), Mr. Ryan Doran, Mr. Joe Pillo, and Ms. Alexis Williams and Mr. William England, Assistant County Engineer were all present.

Planning Board Solicitor: Ms. Ilene Lampitt, Esq.

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

MINUTES

A motion was made to approve the minutes of the June 23, 2020 meeting by Mr. Ryan Doran and seconded by Ms. Alexis Williams. All present voted in favor of the motion.

Review of Projects for Board Action

1. Mach 1 SP-15-3-20 Gloucester Twp. – new full-service carwash

Representing the applicant: Laura D’Alessandro, Esq. and F. Jack Buholtz, PE, David Shorshire, PE (traffic) and Ben Carroll owner’s representative

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.

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. Green Lawn Fertilizing SP-22-1-20 Lindenwold – expansion of existing business

Representing the applicant: Rhonda Feld, Esq., Stephanie Herrmann P.E., Tom Knopsnyder owners representative.

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.

A motion was made by Mr. Pillo and seconded by Mr. Schina 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

No Report

COUNTY ENGINEER'S REPORT

No Report

COUNTY PLANNING REPORT

The next planning board meeting is scheduled August 25th, 2020 and it is expected to be virtual.

NEW BUSINESS

None.

OLD BUSINESS

None

ADJOURNMENT

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

Respectfully Submitted,
Andrew Levecchia PP/AICP
County Planner

CAMDEN COUNTY PLANNING BOARD
Land Development Review

Review List for Meeting

August 25, 2020

Applications for Approval

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Dunkin Store	SP-12-11-20	Cherry Hill	conversion of a former gas station to a Dunkin Store with drive through
SP-2	Kazanjian Rug Gallery	SP-13-1-20	Gibbsboro	redevelopment of an existing site to a retail store for rugs and floor coverings
SP-3	PSEG Substation	SP-21-1-20	Lawnside	Substation expansion
SP-4	Auto Zone	SP-34-3-20	Voorhees	development of an Autozone retail store

STAFF REPORT MEETING OF:	RE:	Dunkin Store
	Plan:	SP-12-11-20
	Municipality:	Cherry Hill
	Applicant:	Trineta R. Holdings
	Abuts County Route:	Springdale Rd.

Applicant is seeking approval for a minor site plan for a currently vacant and previously existing gas station building and property. The applicant proposes to convert the existing building into a free standing 1883 SF Dunkin Donuts Store with a drive- thru. Improvements include reducing the number of driveways on Springdale Road and converting the remaining driving way on Springdale Rd. to a to a left and right in and right out drive, restricting left turns from onto Springdale Rd. The property is a corner lot and the cross street of Carnegie Rd. intersects Springdale Rd. and is controlled by a traffic signal that will provide for the safe left turning movements for patrons wanting to travel south on Springdale Rd.



Project Name

Dunkin

Block

468.02

Lot

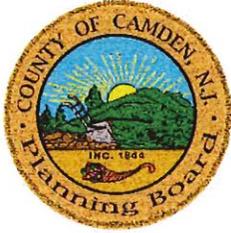
2

Town

Cherry Hill

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

**COUNTY PLAN:
SP-12-11-20**

Dunkin Store

PROJECT NAME

Cherry Hill

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: _____

PRELIMINARY PLAN

BLOCK: 468.02

OTHER

LOT (s): 2

NAME: Trineta R. Holdings

ADDRESS: 103 Carnegie Center Suite 345

CITY: Princeton **STATE:** NJ **ZIP:** 08540

SITE ABUTS COUNTY HIGHWAY: Springdale Rd. (Cr. 673)

COUNTY ENGINEER'S REVIEW COMMENTS

GENERAL

Applicant is seeking approval for a minor site plan for a currently vacant and previously existing gas station building and property. The applicant proposes to convert the existing building into a free standing 1883 SF Dunkin Donuts Store with a drive- thru. Improvements include reducing the number of driveways on Springdale Road and converting the remaining driving way on Springdale Rd. to a to a left and right in and right out drive, restricting left turns from onto Springdale Rd. The property is a corner lot and the cross street of Carnegie Rd. intersects Springdale Rd. and is controlled by a traffic signal that will provide for the safe left turning movements for patrons wanting to travel south on Springdale Rd.

The following documents have been reviewed:

1. Site plan entitled "Minor Site Plan for Dunkin", prepared by P. Lazaropoulos PE., Notis Professional Services; dated 06/01/20
2. Land Title Survey – not included with application - applicant is required to provide a survey of the property.

RIGHT OF WAY

1. The Camden County Master Plan indicates that County Rd. (CR 673) has a proposed right-of-way of 74ft feet, with an existing right-of-way of 74 feet. The applicant is not required to provide additional right-of-way.

TRAFFIC

The applicant shall provide a truck turning template that show the delivery truck turning movement into and out of the site and ensure that the delivery truck at no time will use the County right of way for backward turning movements accessing or egressing the site.

SITE PLAN

1. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way.
2. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative.
3. The site plan should include stop signs and stop bars at each driveway entering into the County Road.
4. Sight triangle easements shall be required at all existing and proposed road or street intersections with a county road and at driveways as determined to be necessary by the County Engineer. Sight triangle easements should be in accordance with AASHTO standards and be shown on plans. The applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement area.

5. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

3.3.1

The applicant shall update the site plan to depict the installation of a depressed curb and driveway apron with curb radii that meet the following standards:

3.3.1.10.B Profile of a Driveway Approach to a County Road
(Plan Does Not Conform)

3.3.1.10.D Corner Radii / Curb Return Radii / Driveway Aprons
(Plan Does Not Conform)

- 3.3.1.10.E Driveway and Apron Material (*Plan Does Not Conform*) a technical waiver is requested for the amount of concrete pavement at the driveway intersecting the County Rd. where County Standards require 25ft of concrete paving and the applicant is proposing 16ft. The applicant is proposing to repave the entire site with asphalt and therefore ultimately improving the entire condition of the site.

STORMWATER MANAGEMENT NJAC 7:8

6. 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.
7. The municipal review letter requested a stormwater summary describing the current conditions and drainage patterns. The County requests a copy of this report and will provide additional comments if necessary.

DETAILS

8. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
9. 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
10. 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.
11. The handicap ramps in the Camden county right-of-way must meet the standards of the Proposed Accessibility Guidelines for pedestrian Facilities in the Public Right-of-way dated July 26, 2011.
12. The difference of elevation between the existing centerline of the County Highway and the new gutter line is to be as near to a 2.22% grade as possible.
13. Depressed curbing shall be installed at all driveways on County roads.
14. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches.
15. The following County standard details are required for improvements in the County right-of-way:
- Details:
1. Standard 8"X9"X18" Concrete Vertical Curb
 2. Standard Depressed Concrete Curb
 3. Standard Concrete Driveway and Concrete Apron

4. Roadway Widening Roadway Restoration
 - A. Typical Roadway Restoration for Curb Installation
 - B. Typical Roadway Widening Where no Curb is Present

ADMINISTRATIVE

16. 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.
17. 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.
18. 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.
19. 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.
20. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
21. 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.
22. 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.
23. Underground irrigation systems shall not be located within the County right-of-way.
24. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

25. Applicant is responsible for all environmental permits required.



Andrew Levecchia PP/AICP
County Planner

8/12/2020
DATE



Cc: Applicant: Trineta Holdings reddy@ramocofuels.com
Applicant Attorney: Richard Goldstein, Esq - rgoldstein@hangle.com
Applicant Engineer: peter Lazaropoulos, P.E. – notis@comcast.net
Municipal Planning Board Secretary: Natalie Shafiroff NShafiroff@chtownship.com
Municipal Review Engineer: Stacey Arcari sarcari@erinj.com

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

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

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Dunkin Store – Trineta Realty Holdings, LLC

Project Address (if applicable) & Municipality: 2061 Springdale Rd.

Abuts County Road: _____ County Route No.: 673

Type of Submission :

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

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

- Resubmission of Major Subdivision

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

Tax Map Data:

Plate(s): _____

Existing Zoning: _____

Block(s): 468.02

Variance(s) Required: _____

Lot(s): 2

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

CAMDEN COUNTY PLANNING BOARD APPLICATION

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 Use:

Title of Municipal Official: _____

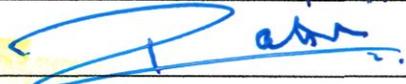
Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: TRINETA REALTY HOLDINGS, LLC

Signature of Applicant:  Date: 7/1/20

Agent Completing Application: P. LAZAROPOLLOS, P.E.

Signature of Agent:  Date: 7/1/20

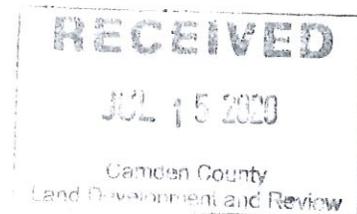
For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

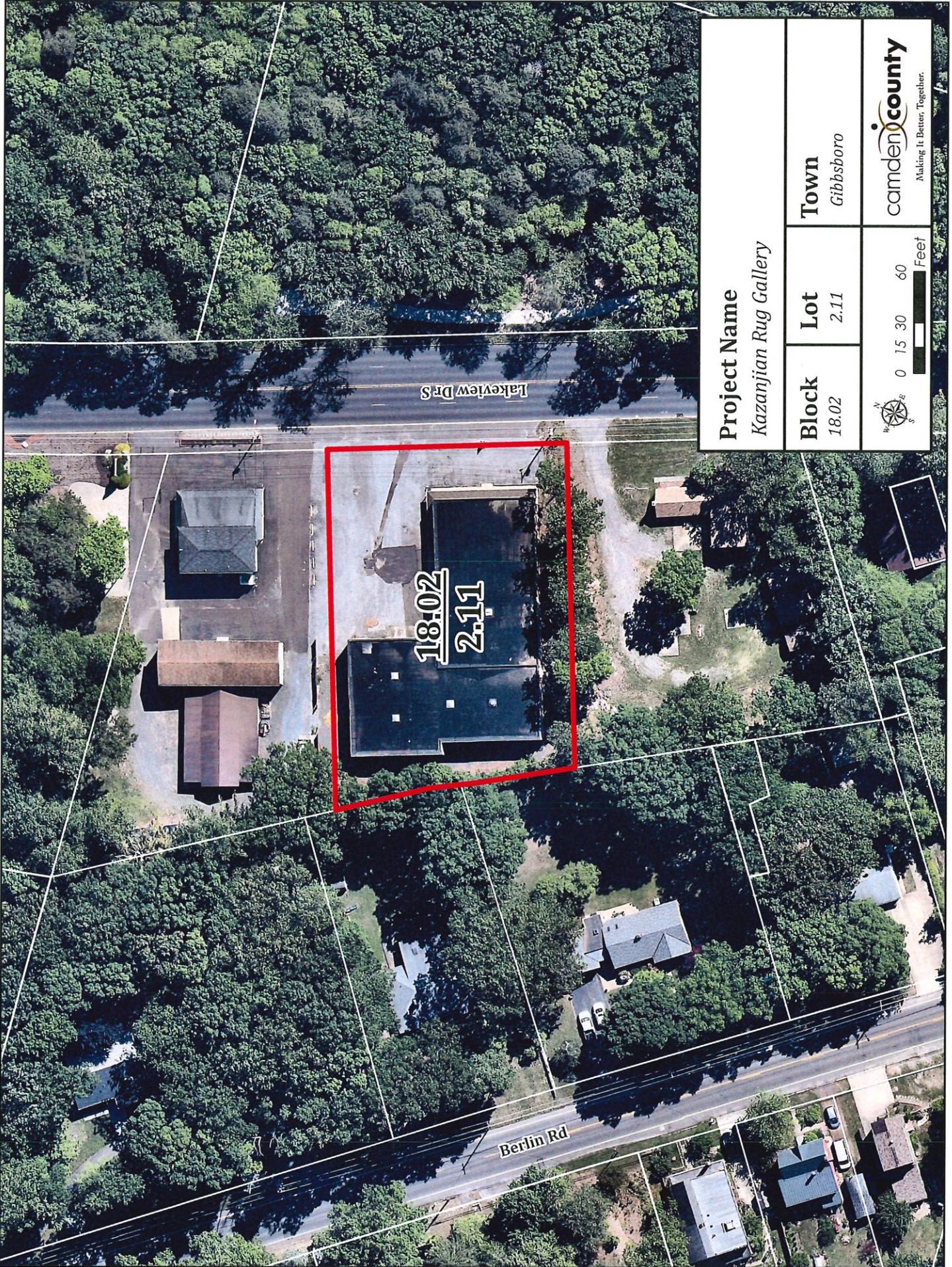
County Plan Number: SP-12-10-20

Stamp Date Received Below



STAFF REPORT MEETING OF:	RE:	Kazanjian Rug Gallery
	Plan:	SP-13-1-20
	Municipality:	Gibbsboro
	Applicant:	Kazanjian Properties, LLC
	Abuts County Route:	Haddon Ave. (Lakeview Drive) Cr. 561

The applicant is seeking approval to convert the existing and former Lake Appliances building and property to a store for the selling, cleaning and maintenance of oriental rugs. The applicant proposed to make driveway, parking lot and building improvements. The proposed improvements include the installation of an 8ft wide Pedestrian path for the width of the property parallel to the Rt. 561 cartway. The Pedestrian path is consistent with Gibbsboro Master Plan and previously approved Planning Board applications.



Project Name
Kazanjan Rug Gallery

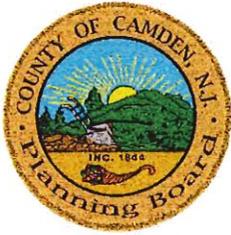
Town
Gibbsboro

Block
18.02

Lot
2.11

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

**COUNTY PLAN:
SP-13-1-20**

Kazanjian Rug Gallery

PROJECT NAME

Gibbsboro

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: _____

PRELIMINARY PLAN

BLOCK: 18.02

OTHER

LOT (s): 2.11

NAME: Kazanjian Properties, LLC

ADDRESS: 325 North White Horse Pike

CITY: Magnolia **STATE:** NJ **ZIP:** 08049

SITE ABUTS COUNTY HIGHWAY: County Route 561 South Lakeview Drive

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

GENERAL

The applicant is seeking approval to convert the existing and former Lake Appliances building and property to a store for the selling, cleaning and maintenance of oriental rugs. The applicant proposed to make driveway, parking lot and building improvements. The proposed improvements include the installation of an 8ft wide Pedestrian path for the width of the property parallel to the Cr. 516 South Lakeview Drive cartway. The Pedestrian path is consistent with Gibbsboro Master Plan and previously approved Planning Board applications.

The following documents have been reviewed:

1. Site plan entitled "140 S. Lakeview Drive Block 18.02, Lot 2.11", prepared by Joseph A. Mancini, TSE, PC, Engineering; dated 6/22/2020
2. Land Title Survey – survey not submitted – Survey must be submitted with all applications.

RIGHT OF WAY

1. The Camden County Master Plan indicates that County Rd. (CR 561) has a proposed right-of-way of 66 feet, with an existing right-of-way of 66 feet. The applicant is not required to provide additional right-of-way.

SITE PLAN

1. If the applicant proposes significant changes within the County right-of-way, the Site Plan set should be revised to include plan sheets for Improvements within the County right-of-way including but not limited to grading plans, roadway profiles and cross sections.
2. The site plan must be updated to include a clearly marked County Right-of-way line.
3. The site plan must be updated to include a clearly marked roadway centerline for County Road 561.
4. A demolition plan is required as part of the plan set. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way.
5. The entire frontage of this property has a depressed curb. It is unclear from the site plans and lack of demolition plan that a new curb is being installed. Please update the site plan and clearly indicate where County Curb is being installed and show the extent of the area of the County roadway that is being restored.
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. The site plan should include stop signs and stop bars at each driveway entering into the County Road.
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.
9. A plans sheet including a truck turning template and route for the delivery truck and trash truck shall be provided ensuring that at no time no trucks back out into the County right of way.

10. Site Plans Must Conform with the Following Standards:

- 3.3 Site Plan
- 3.3.1.10.B Profile of a Driveway Approach to a County Road
(Plan Does Not Conform) – must demonstrate that the grade of the driveway approach to a county road generally, shall be no greater than 7% minimum distance to the edge of pavement.
- 3.3.1.10.E Driveway and Apron Material *(Plan Does Not Conform)*
- 3.3.1.10.F Americans with Disabilities Act (ADA) Requirements
(Plan Does Not Conform) site plan should include detail for Handi Capped ramps in the County Right of Way. The handicap ramps in the Camden county right-of-way must meet the standards of the Proposed Accessibility Guidelines for pedestrian Facilities in the Public Right-of-way dated July 26, 2011.
- 3.3.1.10.G Stop Sign and Stop Bar *(Plan Conforms/Plan Does Not Conform)*

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.
2. The applicant is required to include a Grading and Drainage indicating elevations along the roadway and along the curb line showing the flow of water. Grades shall include a cross section of the 8ft Path ensuring that the does not drain directly to the accessible ramp but drains as at a 2% slope over the curb to the roadway.
3. A Stormwater statement shall be included to addressing the channelization of water cause by installing new curb and how this impacts flooding on the County Rd.

DETAILS

4. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
5. 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 . The existing detail on the Details sheet is not labled correctly and should be labeled as County Curb Detail.
6. 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.
7. All curbing shall be constructed 23 feet from the legal centerline.
8. Depressed curbing shall be installed at all driveways on County roads.

9. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches.

10. 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

ADMINISTRATIVE

11. 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.

12. 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.

13. 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.

14. 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.

15. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.

16. 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.

17. 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.

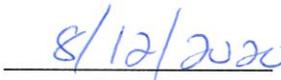
- 18. Underground irrigation systems shall not be located within the County right-of-way.
- 19. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

- 20. Applicant is responsible for all environmental permits required.



Andrew Levecchia, PP/AICP
County Planner



DATE



Cc: Applicant: s.kazanjian@hotmail.com
Applicant Attorney: Jeffery M. Brennan, Esq., jbrennan@baronbrennan.com
Applicant Engineer: Joseph Mancini, PE – joe@tristatecivil.com
Municipal Planning Board Secretary: Anne Levy - boroughclerk@gibbsborotownhall.com
Municipal Review Engineer: Gregory B. Fusco, P.E., P.P., C.M.E. gusco@keyengineers.com

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for Camden County Approval, Subdivision, Site & Development Plans

Camden County Planning Board

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

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information

Project Name: Kazanjian Rug Gallery

Project Address (if applicable) & Municipality: 140 South Lakeview Drive

Abuts County Road: Lakeview Drive County Route No.: Route 561

Type of Submission (check all that apply)

- 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: _____

Plat Map Data

Plate(s): _____

Existing Zoning: C-2

Block(s): 18.02

Variance(s) Required: Per Zoning Schedule

Lot(s): 2.11

On Site Plan

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

CAMDEN COUNTY PLANNING BOARD APPLICATION

Applicant & Agent Contact Information (Please print name and address of applicant)

Applicant: Kazanjian Properties, LLC Phone: (610) 996-8500 Fax: _____
 Address: 325 North White Horse Pike Town & State: Magnolia, NJ
 Email: S.Kazanjian@hotmail.com Zip.: 08049

Attorney: Jeffrey M. Brennan, Esquire Phone: 856-627-6000 ext. 303 Fax: 856-627-4548
 Address: 1307 White Horse Rd., Bldg. F-600 Town & State: Voorhees, NJ
 Email: JBrennan@baronbrennan.com Zip.: 08043

Engineer: Joseph Mancini, PE, PP, CFM Phone: 856-677-8742 Fax: 856-879-2024
 Address: P.O. Box 1304 Town & State: Blackwood, NJ
 Email: joe@tristatecivil.com Zip.: 08012

Project Description & Characteristics

- | <u>Residential</u> | <u>Commercial</u> | <u>Industrial</u> |
|--|--|---|
| <input type="radio"/> Single Family Detached | <input checked="" type="radio"/> Retail | <input checked="" 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: Rug sales, storage, repairs, servicing and cleaning business

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: 0

Total Amount of Land Disturbed: _____

Total Gross SF of all Buildings/ Development: 12,400 SF

Total New Residential Units: 0

Total New Jobs Created: 2-4

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description of Application

Does this application include a lot consolidation? YES / NO N/A

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

Size of Existing Lot(s):

Portion to be Subdivided:

Municipal Use

Title of Municipal Official: ACTING BOROUGH CLERK, PLANNING BOARD SECRETARY

Authorized Municipal Signature: ACTIXEL AMY C. TRCXEL Date: 7/16/2020

Transmittal Date (if applicable):

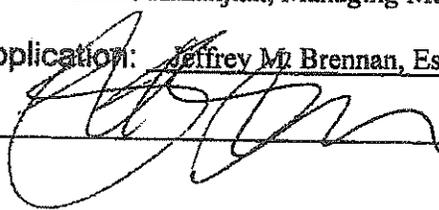
Phone Number: 856-783-6655 x105

Signatures Required

Name of Applicant: Kazanjan Properties, LLC

Signature of Applicant:  Date: 5/7/20
Sarkis Kazanjian, Managing Member

Agent Completing Application: Jeffrey M. Brennan, Esquire

Signature of Agent:  Date: 5/7/2020

For County Use:

Classification of Application:

Fees Included with Application: YES / NO

County Plan Number:

Stamp Date Received Below

CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/Organization Information

Name of Company/Organization: Kazanjian Properties, LLC

Is the Company a Corporation? YES / NO LLC

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

Is the Company a Partnership? YES / NO

Is Company an Individual Owner? YES / NO

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

Name	Address	Title
Sarkis Kazanjian	10 Stockton Drive Voorhees, NJ 08043	Member
Azad Kazanjian	241 Colmar Drive King of Prussia, PA 19406	Member
Alice Kazanjian	1008 Lancaster Avenue Bryn Mawr, PA 19010	Member

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

X _____
Signature of Owner & Title
Sarkis Kazanjian, Managing Member

5/7/20
Date

X _____
Signature of Owner & Title

Date

STAFF REPORT MEETING OF:	RE:	PSE&G Lawnside
	Plan:	SP-21-1-20
	Municipality:	Lawnside
	Applicant:	PSE&G
	Abuts County Route:	South Charleston Ave. (Cr. 668)

This applicant is seeking approval for the expansion of the existing PSE&G Lawnside Substation located at the corner of S. Charleston Avenue and Pine Avenue. The existing substation is located on Lots 5 and 6. As part of the proposed improvements, the substation will be expanded to include Lot 7. The existing church and associated parking on Lot 7 are to be demolished.

This application proposes an approximately 5,157 SF control building, expansion of the existing driveway, expansion of the existing underdrain system and an infiltration basin. The basin is designed to infiltrate smaller storm events and attenuate larger storm events before discharging north toward the existing wetlands. This application also proposes to mill and repave S. Charleston Avenue (CR 668) from Ashland Avenue to Pine Avenue.



Project Name
PSE&G Lawnside

Town
Lawnside



Block
802

Lot
5, 6, 7





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

**COUNTY PLAN:
SP-21-1-20**

PSE&G Lawnside Substation

PROJECT NAME

Lawnside

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE:

8

PRELIMINARY PLAN

BLOCK:

802

OTHER

LOT (s):

5, 6 & 7

NAME: Public Service Electric & Gas Company

ADDRESS: 407 Pine Avenue

CITY: Lawnside **STATE:** New Jersey **ZIP:** 08045

SITE ABUTS COUNTY HIGHWAY: County Route No. 668

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

GENERAL

This application proposes the expansion of the existing PSE&G Lawnside Substation located at the corner of S. Charleston Avenue and Pine Avenue. The existing substation is located on Lots 5 and 6. As part of the proposed improvements, the substation will be expanded to include Lot 7. The existing church and associated parking on Lot 7 are to be demolished.

This application proposes an approximately 5,157 SF control building, expansion of the existing driveway, expansion of the existing underdrain system and an infiltration basin. The basin is designed to infiltrate smaller storm events and attenuate larger storm events before discharging north toward the existing wetlands. This application also proposes to mill and repave S. Charleston Avenue (CR 668) from Ashland Avenue to Pine Avenue.

The following documents have been reviewed:

1. Plan set entitled "Lawnside Substation", prepared by Eugene R. Porzio, Sargent & Lundy LLC; dated April 3, 2020.
2. Lawnside Substation Site Plan, prepared by Eugene R. Porzio, Sargent & Lundy LLC and Shehzad C. Khan, PSE&G; dated April 14, 2020.
3. Lawnside Substation Existing Conditions Plan, prepared Shehzad C. Khan, PSE&G; dated April 14, 2020.
4. Plan set entitled "PSE&G's Lawnside Substation", prepared by Katherine L. Hering, DW Smith Associates; dated April 14, 2020.
5. Stormwater Management Report for "PSE&G Lawnside Substation", prepared by Eugene R. Porzio, Sargent & Lundy LLC ; dated 4-16-20.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Charleston Avenue (CR 668) has variable existing and proposed right-of-way (ROW) widths. The site plans show an existing 60' ROW and 30' ROW half width, across the properties Charleston Avenue frontage. Although no road widening ROW is required, the County is requesting a ROW easement for the access to the Pedestrian ramp located on the North East Corner of S. Charleston Ave. and Pine Street. ROW access should provide enough room for the County to access both S. Charleston Ave and Pine Ave. crossings. A minimum of 25ft from the curb face is requested.

SITE PLAN

1. As the applicant proposes significant changes within the County right-of-way, including the milling/repaving of S. Charleston Avenue from Ashland Avenue to Pine Avenue, the Site Plan set should be revised to include plan sheets for Improvements within the County right-of-way including but not limited to grading plans, roadway profiles and cross sections.
2. The Removal Plan should clearly show all improvements to be removed within the County right-of-way, including milling operations on S. Charleston Ave.
3. 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." Also, any handicap ramps within the Camden County ROW that do not meet the current Federal ADA Standards shall be replaced with new compliant handicap ramps.
4. Sight triangle easements shall be required at all existing and proposed road or street intersections with a county road and at driveways as determined to be necessary by the County Engineer. Sight triangle easements should be in accordance with AASHTO standards and be shown on plans. The applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement area.

STORMWATER MANAGEMENT NJAC 7:8

5. The site currently drains to the north and runoff is collected by the existing underdrain system. The underdrain system eventually discharges toward the existing wetlands, near the substation's north fence line. The applicant proposes to maintain a similar drainage better by supplementing the existing underdrain system which will convey stormwater to the proposed infiltration basin on the northern end of the property. The basin will eventually discharge north toward the existing wetlands.
6. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. A stormwater management basin has been provided that does meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge.
7. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.

DETAILS

8. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
9. 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
10. The handicap ramps in the Camden county right-of-way must meet the standards of the Proposed Accessibility Guidelines for pedestrian Facilities in the Public Right-of-way dated July 26, 2011.
11. The difference of elevation between the existing centerline of the County Highway and the new gutter line is to be as near to a 2.22% grade as possible.
12. All curbing shall be constructed 18 feet from the legal centerline.
13. A detail should be provided for County roadway trench restoration for work associated with the proposed duct bank crossing 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.
14. The following County standard details are required for improvements in the County right-of-way:
Details:
 1. Standard 8"x9"x18" Concrete Vertical Curb
 5. Standard Concrete Sidewalk
 10. Standard Pavement Marking Legend

16. Milling and Resurfacing
17. Hot Mix Asphalt Pavement
- 18A. Typical Roadway Restoration for Curb Installation
35. Mill and Pave Final Restoration

ADMINISTRATIVE

15. 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.
16. 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.
17. 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.
18. 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.
19. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
20. 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.
21. 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.
22. Underground irrigation systems shall not be located within the County right-of-way.

OUTSIDE AGENCY APPROVALS

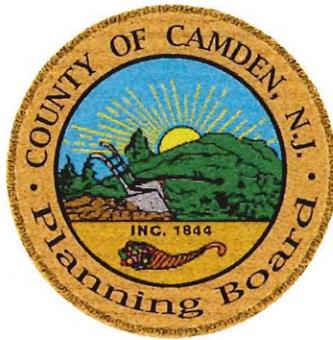
23. Applicant is responsible for all environmental permits required.

William England

William England, PE
Assistant County Engineer

8/13/2020

DATE



Cc: Applicant: PSE&G c/o Robert McCarthy: Robert.McCarthy@pseg.com
Applicant Attorney: Ana Murteira: ana.murteira@pseg.com
Applicant Engineer: Eugene Porzio: Gene.Porzio@sargentlundy.com
Municipal Planning Board Secretary: Angela Miller: Fax: (856) 546-3232
Municipal Review Engineer: Dena Johnson: Fax: 856-795-1882

CAMDEN COUNTY PLANNING BOARD APPLICATION



SP 21-1-20

Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

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

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: PSE&G Lawnside Substation

Project Address (if applicable) & Municipality: 407 Pine Avenue, Lawnside, NJ

Abuts County Road: South Charleston Avenue County Route No.: 668

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): 8

Block(s): 802

Lot(s): 5, 6 & 7

Existing Zoning: Residential Single Family (R-AA) & Conservation and Recreation (C-R)

Variance(s) Required: Height Variance

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

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Public Service Electric & Gas Company
 Applicant: c/o Robert McCarthy Phone: (732) 587-8315 Fax: (908) 412-7285
 Address: 4000 Hadley Road Town & State: South Plainfield, NJ
 Email: Robert.McCarthy@pseg.com Zip.: 07080
Ana Murteira, Esq., Assistant Counsel
 Attorney: Property, PSEG Service Corporation Phone: (973) 430-6131 Fax: _____
 Address: 80 Park Plaza, T5 Town & State: Newark, NJ
 Email: ana.murteira@pseg.com Zip.: 07102
Sargent & Lundy, Eugene Porzio, P.E. Phone: (609) 451-3374 Fax: _____
 Engineer: _____ Town & State: Hamilton, NJ
 Address: 1 AAA Drive, Suite 2011 Zip.: 08691
 Email: GENE.PORZIO@sargentlundy.com

Proposed Use (please check all that apply):

- | Residential | Commercial | Industrial |
|--|--|--|
| <input type="radio"/> Single Family Detached | <input type="radio"/> Retail | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes | <input 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 checked="" type="radio"/> Other: <u>Public Utility</u>
<u>Electrical Substation</u> |

Project Description & Statistics:

Short Description of Project: _____
PSE&G proposes to expand and upgrade the existing Lawnside Substation configuration to a more reliable and operable design, that will include the installation one new building containing gas-insulated switchgear equipment and new control room, and new electrical equipment of appropriate voltage class. All equipment will be supported by spread footer or slab-on-grade type foundations. The project will include the demolition of existing church building and pavement area on Lot 5, which has been acquired by PSE&G and expansion of the station into those areas. This expansion area encompasses approximately 0.46 acres.

Increase in Impervious Coverage?: YES NO Total Increase or Decrease: 0.83 acres
 Total Amount of Land Disturbed: 1.79 acres
 Total Gross SF of all Buildings/ Development: approximately 5,160 s.f.
 Total New Residential Units: N/A
 Total New Jobs Created: 0 - Existing electrical substation is unmanned and will remain unmanned after project completion

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): Block 802, Lots 6 & 7: 2.70 acres (existing substation)
Block 802, Lot 5: 0.46 acres (existing abandoned house of worship)

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: Robert McCarthy, PSE&G Licensing Project Manager

Signature of Applicant: Robert McCarthy Date: 5/4/2020

Agent Completing Application: Robert McCarthy, PSE&G Licensing Project Manager

Signature of Agent: Robert McCarthy Date: 5/4/2020

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

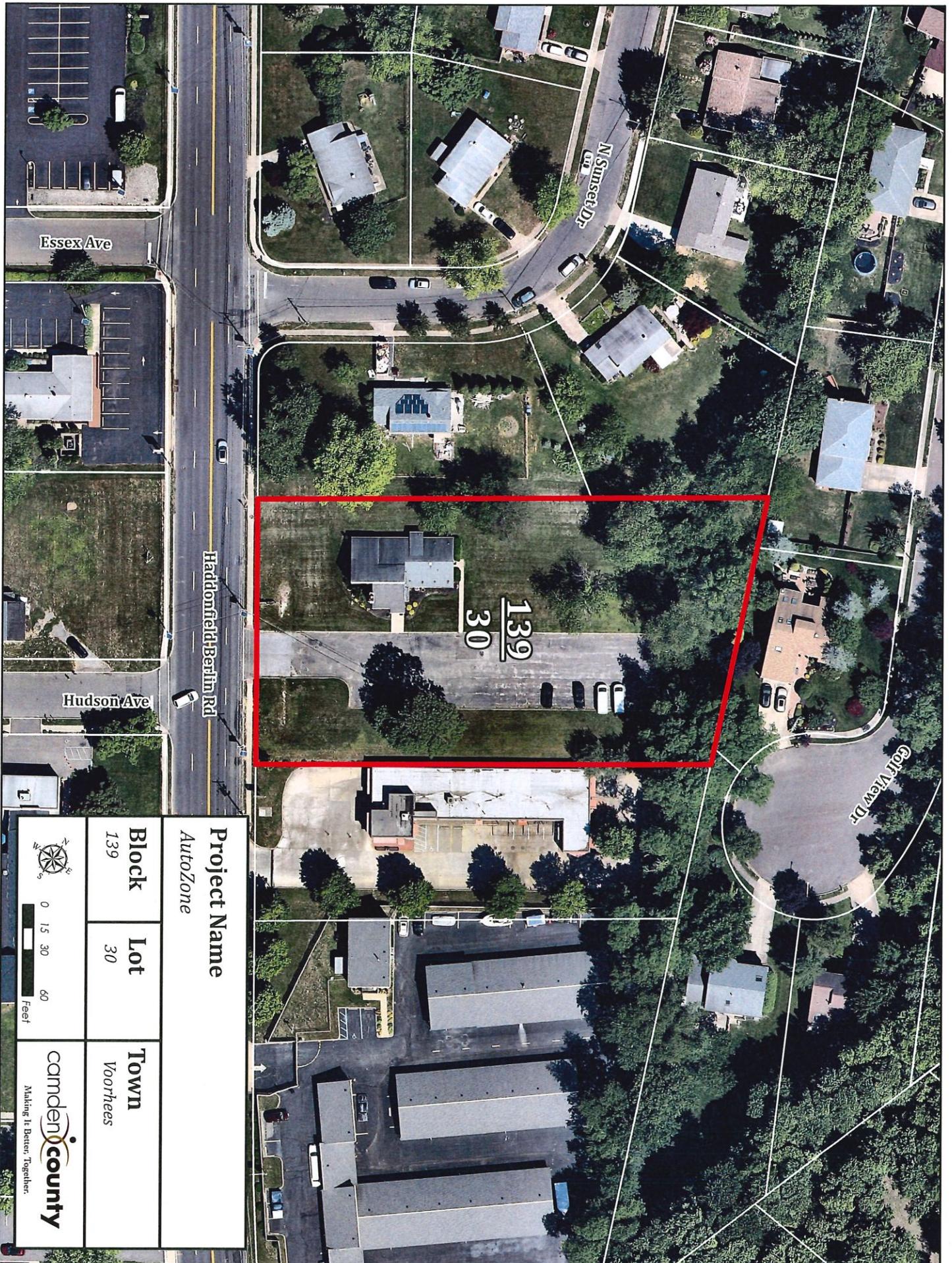
County Plan Number: _____

Stamp Date Received Below

STAFF REPORT MEETING OF:	RE:	Autozone
	Plan:	SP-34-3-20
	Municipality:	Voorhees
	Applicant:	Autozone Northeast, LLC
	Abuts County Route:	Cr. 561 - Haddonfield Berlin Rd.

AutoZone Northeast LLC is seeking approval for a site plan application for Block 139, Lot 30 in Voorhees Township. The subject property, which encompasses 1.28-acres, fronts County Route 561 (Haddonfield-Berlin Road) to the west at the intersection of Hudson Avenue, and is bounded by existing properties to the north, south and east. The site is currently developed as a 2,330 SF medical office building.

The Applicant is proposing to redevelop the site as a 7,382 SF automobile parts sales store, AutoZone. The proposed site improvements include 40 parking stalls, two ADA compliant parking spaces and a 30-foot wide full-movement driveway. The proposed improvements also include site lighting, landscaping, and a stormwater management basin.



Project Name
AutoZone

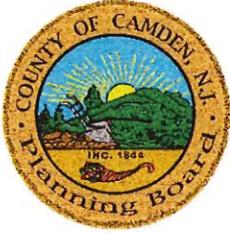
Block
139

Lot
30

Town
Voorhees



camdencounty
Making It Better Together.



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

**COUNTY PLAN:
SP-34-3-20**

AutoZone Northeast, LLC

PROJECT NAME

Voorhees Township

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: ---

PRELIMINARY PLAN

BLOCK: 139

OTHER

LOT (s): 30

NAME: AutoZone Northeast LLC

ADDRESS: 303 Haddonfield-Berlin Road

CITY: Voorhees Township **STATE:** NJ **ZIP:** 08043

SITE ABUTS COUNTY HIGHWAY: CR 561 (Haddonfield-Berlin Road)

COUNTY ENGINEER'S REVIEW COMMENTS

GENERAL

AutoZone Northeast LLC ("The Applicant") has prepared a Preliminary & Final Site Plan application for Block 139, Lot 30 in Voorhees Township, Camden County, NJ. The subject property, which encompasses 1.28-acres, fronts County Route 561 (Haddonfield-Berlin Road) to the west at the intersection of Hudson Avenue, and is bounded by existing properties to the north, south and east. The site is currently developed as a 2,330 SF medical office building.

The Applicant is proposing to redevelop the site as a 7,382 SF automobile parts sales store, AutoZone. The proposed site improvements include 40 parking stalls, two ADA compliant parking spaces and a 30-foot wide full-movement driveway. The proposed improvements also include site lighting, landscaping, and a stormwater management basin.

The following documents have been reviewed:

1. Preliminary and Final Site Plans, entitled "Proposed AutoZone Store #6735", prepared by Maser Consulting, P.A., dated 02/11/2020.
2. Stormwater Management Report entitled "AutoZone Voorhees Store #6735", prepared by Maser Consulting, P.A., dated February 2020.
3. Traffic Impact Analysis entitled "Proposed AutoZone", prepared by Maser Consulting, P.A., dated 01/29/2020.
4. ALTA/NSPS Land Title Survey entitled "AutoZone Store #NJ6735", prepared by Blue Marsh Associates, dated August 6, 2019.
5. Local Engineering Report, prepared by Environmental Resolutions Inc. (ERI), dated July 2, 2020.

SITE PLAN

1. 3.1.10.E Driveway and Apron Material – Applicant identifies on Sheet 3 of 17, Site Plan (Zoning Plan), a 6-foot wide concrete driveway apron is to be constructed per Keynote #8. Keynote #8 identifies the site will utilize a Concrete Driveway Apron and Concrete Paving per specified details (Details are provided on Sheet 14 of 17).
 - a. Applicant should update plan details, or provide testimony, to ensure proposed concrete driveway apron is constructed in conformance with Camden County Standard Concrete Driveway Detail #6 and Section 3.3.1.10.E of the Camden County Development Regulations which includes reinforced concrete for a full width of the driveway for a distance of at least 25' from the edge of pavement of the County road including a 4' width sidewalk.
2. Sheet 4 of 17, Grading and Drainage Plan, identifies several Top of Curb (TC) and Bottom of Curb (BC) Elevations at the intersection of the driveway and County Route marked with an asterisk (*).
 - a. Applicant shall update legend, notes, and/or provide testimony as to the meaning of this designation and confirm proposed driveway apron shall be constructed with uniform 1.5% slope. The apron width and 1.5% slope will provide sufficient pedestrian accessibility in compliance with Americans with Disabilities Act (ADA) Requirements.
3. The Site Plan, Sheet 4 of 17, 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."
4. The site plan proposes to install Sign D "Yield to Pedestrians within Crosswalk". However, Legend identifies MUTCD Signs W11-2 & W16-7p, "Pedestrian Crossing & Downward Directional Arrow", are to be installed.
 - a. Applicant shall update Site Plan, Sheet 4 of 17, to identify Sign D with NJDOT Sign R(NJ)10-15S, "Turn Vehicles Stop to Pedestrians".
 - b. Applicant shall include subsequent Sign Detail on Sheet 11 of 17.
5. Applicant is proposing to install landscaping within the identified Intersection Sight Distance Triangles at the site driveway (see Landscape Plan, Sheet 6 of 17).
 - a. Applicant shall provide testimony as to the impacts proposed landscaping may have on

intersection sight distances.

- b. Sheet 6 of 17 does not include AASHTO Site Triangle for Left-Turn Movements. Applicant shall revise plan.

TRAFFIC IMPACT ANALYSIS

1. Camden County concurs with the general methodologies, findings, and conclusions of the Traffic Impact Study.
2. Camden County concurs with the comments from the Local Engineering Report, prepared by ERI, dated July 2, 2020.
3. Traffic Impact Analysis submitted by the Applicant includes Gap Analysis. The Gap Analysis evaluates egress site generated trips only. The Applicant should provide supplemental engineering analysis, or provide testimony, assuring Southbound left-turn ingress movements are also provided sufficient gaps.

STORMWATER MANAGEMENT NJAC 7:8

1. The proposed improvements 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 meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are required.
2. Camden County concurs with the local engineering review that the applicant meets the water quality requirements with the proposed three (3) raingarden facilities.
3. Camden County concurs with the local engineering review that the applicant meets the water quantity requirements under NJAC 7:8-5.4.
4. Camden County concurs with the local engineering review that the applicant meets the groundwater recharge requirements.
5. Camden County concurs with the local engineering review that with the comments from the Local Engineering Report, prepared by ERI, dated July 2, 2020.
6. The following comments are provided regarding the calculations, SWM Report and Plans:
 - a. **Sheet 4 of 17**
 - i. Include pipe flow directional arrows.
 - ii. Consider shifting MH #210 out of entrance due to maintenance.
 - iii. Provide bottom of trench drain invert. Verify clearance between the trench drain, pipe, and sewer crossing.
 - b. **Sheet 7 of 17**
 - i. Shift the proposed inlet protection for Inlet #130 and OCS #110.
 - c. **Sheet 15 of 17**
 - i. Verify DA #2 does not drain towards DA #1. Based off the contours, it appears to drain to it.

d. Stormwater Report

- i. The Type III storm distribution should be used in accordance with NJDOT's Roadway Design Manual and New Jersey Stormwater Best Management Practices Manual.
- ii. Verify tailwater condition of existing system along Haddonfield – Berlin Road does not affect proposed drainage and stormwater facilities. HydroCAD model shows free discharge.

DETAILS

1. Applicant is proposing to reconstruct new sidewalk within the limits of the project.
 - c. Applicant shall update details, or provide testimony, to ensure all proposed sidewalk along the County Route is constructed in conformance with Camden County Standard Concrete Sidewalk, Detail #5.
2. Applicant should revise Sheet 11 of 17 to include Camden County Standard Pavement Marking Legend, Detail 10.
3. Applicant should include detail for County roadway trench restoration for work adjacent to the curb or utility trenches.
 - a. If Haddonfield Road is a concrete road, the trench restoration detail must show 9" thick concrete replacement with dowels.
 - b. If Haddonfield road is an asphalt road 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

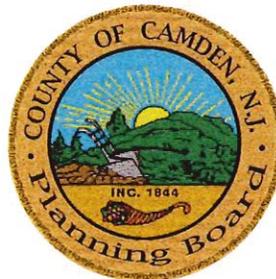
1. Applicant is responsible for all environmental permits required.



William England, PE
Assistant County Engineer



DATE



Cc: Applicant: AutoZone Northeast, LLC (kevinmurphy@autozone.com)
Applicant Attorney: Michael Fekete, Esq. (Mfekete@mmwr.com)
Applicant Engineer: Rhett Chiliberti, PE (RChiliberti@maserconsulting.com)
Municipal Planning Board Secretary: Wendy Flite (wflite@voorheesnj.com)
Municipal Review Engineer: Rakesh R. Darji, PE, PP. CME (rdarji@erinj.com)

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

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

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Autøzone - Voorhees - Store#6735

Project Address (if applicable) & Municipality: 303 Haddonfield - Berlin Rd.

Abuts County Road: Haddonfield Berlin Rd. County Route No.: 561

Type of Submission (please check one)

New Site Plan

New Minor Subdivision

New Major Subdivision

Request for Letter of No Impact or Waiver Review

Revision to Prior Site Plan

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

Resubmission of Major Subdivision

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

Tax Map Data:

Plate(s): _____

Existing Zoning: "B" Business

Block(s): 139

Variance(s) Required: Bulk Variances

Lot(s): 30

See Municipal Application.

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-34-3-20

CAMDEN COUNTY PLANNING BOARD APPLICATION

Applicant & Agent Contact Information (please print name and address of the applicant or agent)

Applicant: Autozone Northeast, LLC Phone: 901-495-7615 Fax: 901-495-8969
 Address: 123 South Front Street Town & State: Memphis, TN
 Email: Kevin.Murphy@autozone.com Zip.: 38103

Attorney: Michael J. Fekete, Esq. Phone: 856-488-7714 Fax: 215-731-3669
 Address: 457 Haddonfield Rd. Suite 600 Town & State: Cherry Hill, NJ
 Email: mfekete@mmwr.com Zip.: 08002

Engineer: Rhett Chiliberti, P.E. Phone: 215-861-9021 Fax: _____
 Address: Maser Consulting, 2 Penn Center Town & State: Philadelphia, PA
Suite 222, 1500 JFK BLVD.
 Email: RChiliberti@maserconsulting.com Zip.: 19105

Proposed Use (please check all that apply):

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

Project Description & Statistics:

Short Description of Project: Applicant seeks approval to demolish the existing building on the property and to construct an Autzone Retail/Automotive store thereon.

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: (+) 11,560 SF
 Total Amount of Land Disturbed: 48,181 (1.11 Ac)
 Total Gross SF of all Buildings/ Development: 7,382 SF
 Total New Residential Units: 0
 Total New Jobs Created: 12 Employees

SP-34-3-20

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: Voorhees Township Planning Board Secretary

Authorized Municipal Signature: Wendy M. Blitt Date: 5/10/20

Transmittal Date (if applicable): _____

Phone Number: 856-489-2427

Signatures Required:

Name of Applicant: Kevin Murphy c/o Autozone

Signature of Applicant: Kevin Murphy Date: 5/1/20

Agent Completing Application: Michael J. Fekete, Esq. Attorney at Law

Signature of Agent: [Signature] Date: 5/6/2020

<u>For County Use:</u>	<u>Stamp Date Received Below</u>
Classification of Application: _____	
Fees Included with Application: YES / NO	
County Plan Number: _____	

SP-34-3020

1-28-2020

**CERTIFICATE OF SECRETARY
OF
AUTOZONE INVESTMENT CORPORATION, the sole member of
AUTOZONE NORTHEAST LLC**

I, Maria Leggett, do hereby certify that I am the Assistant Secretary of AutoZone Investment Corporation, a corporation organized under the laws of the State of Nevada (the "Company"), and that at a meeting of the Board of Directors of the Company convened and held in accordance with the laws of the State of Nevada and the Bylaws of the Company on the 17th day of December, 2019, the Board of Directors of the Company adopted the following resolutions, which are currently in full force and effect without amendment:

RESOLVED, that any two officers of the Company are hereby authorized and empowered, for and on behalf of the Company, to execute any and all agreements, contracts, deeds, notes, deeds of trust, leases and other instruments in connection with any and all purchases, sales, transfers, leases, or other uses of real property or personal property now or hereafter owned or used by the Company, in the normal course of business, without further authorization by the Board of Directors.

BE IT FURTHER RESOLVED, that any two officers of the Company are hereby authorized and empowered, for and on behalf of the Company, from time to time to designate specific corporate employees who are authorized to withdraw funds from designated commercial banks on such terms as may be deemed advisable by said officers, to make short term investments, and to make, execute and deliver checks, notes, renewal notes and extensions, assignments, endorsements, mortgages, deeds of trust, guarantees, and other instruments or instructions as may be deemed advisable by said officers, in the normal course of business, without further authorization by the Board of Directors.

BE IT FURTHER RESOLVED, that any resolutions required to be adopted by any bank or other entity transacting business with the Company in the normal course of business shall be deemed to have been adopted by the Board of Directors of the Company as fully as if set forth verbatim herein, and the Secretary or the Assistant Secretary of the Company is hereby authorized to certify to the adoption of any such required resolutions.

I further certify that the duly elected and qualified officers of the Company are as follows:

- | | |
|-----------------------|--|
| William C. Rhodes III | Chairman, President & Chief Executive Officer |
| William T. Giles | Executive Vice President & Chief Financial Officer |
| Mark A. Finestone | Executive Vice President |
| Thomas B. Newbern | Executive Vice President |
| Philip B. Daniele | Senior Vice President |
| Preston Frazer | Senior Vice President |
| Ronald B. Griffin | Senior Vice President & Chief Information Officer |
| William R. Hackney | Senior Vice President |
| Domingo Hurtado | Senior Vice President |
| Mitchell Major | Senior Vice President |
| Charlie Pleas III | Senior Vice President & Controller |
| Albert Saltiel | Senior Vice President |
| Rick Smith | Senior Vice President |

Kristen C. Wright	Senior Vice President, General Counsel & Secretary
Stephen Agar	Vice President
Jarvis Allen	Vice President
Jennie E. Anderson	Vice President
Edward Beltran	Vice President
B. Craig Blackwell	Vice President
Charles Blank	Vice President
Mauricio Braz	Vice President
Michael B. Campanaro	Vice President
Brian L. Campbell	Vice President & Treasurer
Catherine M. Cullane	Vice President
Anthony Dudek	Vice President
Robert Durkin	Vice President
Bill Edwards	Vice President
Joseph Espinosa	Vice President
Duane Findley	Vice President
Priya A. Galante	Vice President, Assistant General Counsel & Assistant Secretary
Patricia N. Glancy	Vice President
Timothy J. Goddard	Vice President
Eric Gould	Vice President
Matt Harmon	Vice President
Matt Henson	Vice President
Troy L. Hitchcock	Vice President
Chris Hunter	Vice President
Joyce Johns	Vice President
Thomas A. Kliman	Vice President
Manoj Koratty	Vice President
John Lammers	Vice President
Maria Leggett	Vice President, Assistant General Counsel & Assistant Secretary
Dennis LeRiche	Vice President
Satwinder Mangat	Vice President
Samuel J. Maki	Vice President
Grant McGee	Vice President
David McKinney	Vice President
Jason McNeil	Vice President
J. Scott Murphy	Vice President
Anthony Dean Rose Jr.	Vice President
Joe Sellers	Vice President
Brett Shanaman	Vice President
Steven M. Stoll	Vice President
Patrick D. B. Webb	Vice President
Solomon Woldelessie	Vice President

IN WITNESS WHEREOF, I have executed this certificate and caused the seal of the Company to be affixed hereto this ____ day of _____, 2020.

(SEAL)



Maria Leggett

 Maria Leggett, Vice President,
 Assistant General Counsel & Assistant Secretary