

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



Making It Better, Together.

CAMDEN COUNTY PLANNING BOARD  
CHARLES J. DEPALMA COMPLEX  
2911 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

## September 22, 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 – August 2020
6. Review of Projects for Board Action:
  - A. Cabinetry Showroom      SP-5-1-20      Berlin Borough
  - B. Collingswood              SP-11-1-20      Veterinary Hospital
  - C. Wawa                         SP-15-2-20      Gloucester Twp.
  - D. LiDL                         M-15-4-20/SP-15-7-20      Gloucester Twp.
  - E. Jiffy Lube                    M-23-1-20/SP-23-1-1-20      Magnolia
  - F. Kresswoods                 M-34-1-20      Voorhees
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**  
**August 25, 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. .

Freeholder Barbara Holcomb, Mr. Cosner ( Vice 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 July 28, 2020 meeting by Mr. Tom Schina and seconded by Mr. Joe Pillo. All present voted in favor of the motion.

**Review of Projects for Board Action**

**1. Dunkin Store            SP-12-11-20    Cherry Hill**

**Representing the applicant :** Richard Goldstein, ESQ., Nathan Mosley, PE(Traffic) Peter Lazaropoulos PE(site), and Alan Lauer – owners' representative

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 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.

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

**2. Kazanjian Rug Gallery        SP-13-1-20    Gibbsboro**

**Representing the applicant :** Jeffery Brennan, ESQ., Anthony DiRosa, PE (site) and Mr. S. Kazanjian (owner)

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.

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

**3. PSEG Substation SP-21-1-20 Lawnside**

**Representing the applicant :** Thomas Leitizia, ESQ. and Eugene Porzio, PE

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.

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

**4. Auto Zone SP-34-3-20 Voorhees**

**Representing the applicant :** Michael Fekete, ESQ., Rhett Chiliberti PE (site), Jeff Fiore, PE (traffic) and Kevin Murphy – owner’s representative

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.

**A motion was made by Mr. Pillo and seconded by Mrs. Williams to approve contingent upon the relocation and conversion of manhole #210 to an inlet along the curb line; 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 September 22 , 2020 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. Doran; all present were in favor.

Respectfully Submitted,  
Andrew Levecchia PP/AICP  
County Planner

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

**Review List for Meeting**

**September 22, 2020**

***Applications for Approval***

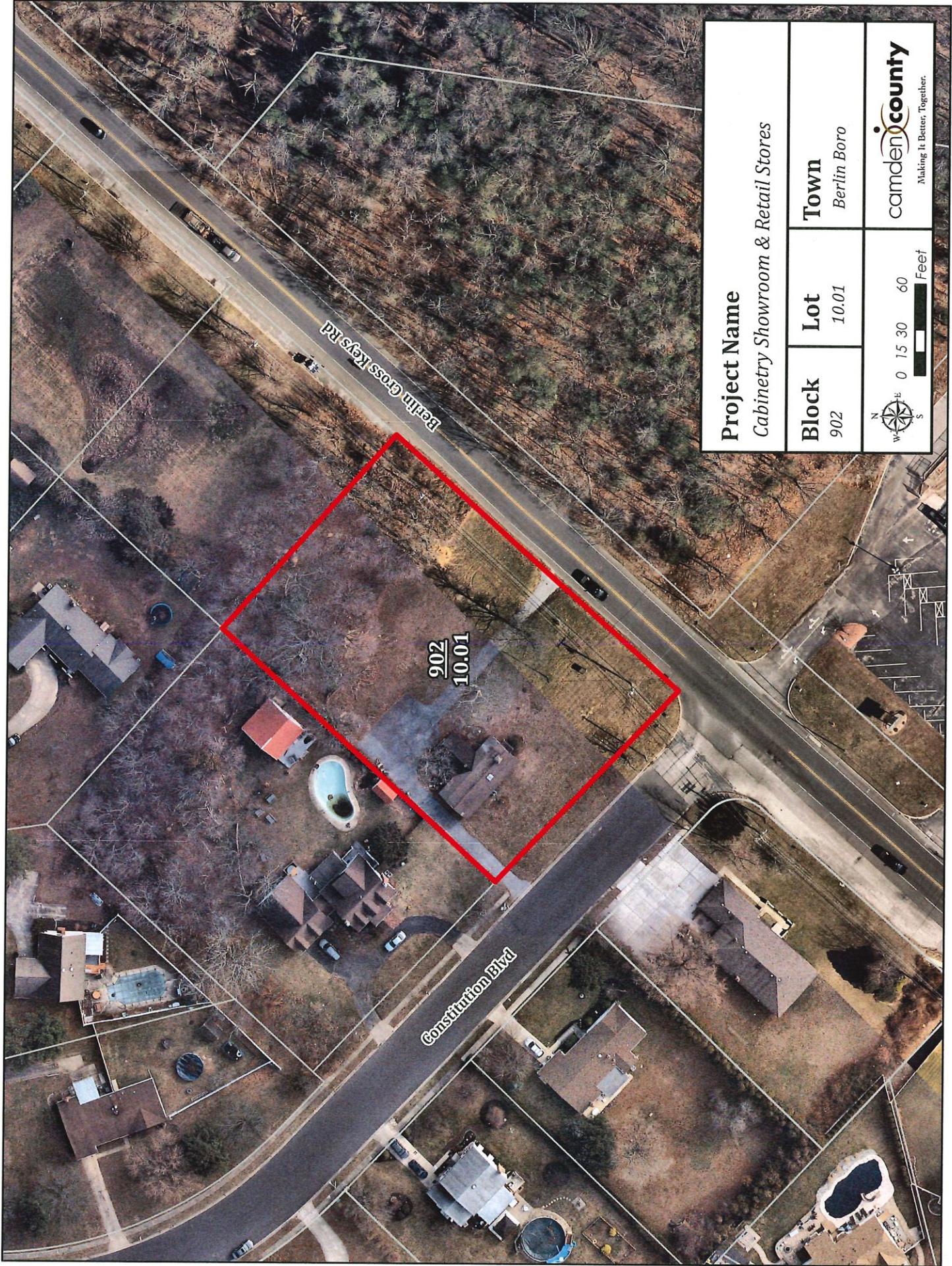
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Cabinetry Showroom	SP-5-1-20	Berlin Borough	development of a small strip mall
SP-2	Collingswood Veterinary Hospital	SP-11-1-20	Collingswood	development of a Veterinary Hospital
SP-3	Wawa	SP-15-2-20	Gloucester Twp.	new Wawa store with gas
SP-4	LiDL	M-15-4-20/ SP-15-7-20	Gloucester Twp.	new full service LiDL grocery store
SP-5	Jiffy Lube	M-23-1-20/ SP-23-1-20	Magnolia	development of a Jiffy Lube service center
SP-6	Kresswoods	M-34-1-20	Voorhees	4 lot residential subdivision

<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 Corss 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 (sq.ft) 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 applicant is seekign a waiver from standard 3.3.1.10 E - Driveway and Apron Material - requires 25 ft of concrete from edge of pavemtn in to the site. Teh Applciant request to only install 15.5ft as the concrete would encroach on the drive isle. ( recomended)*





**Project Name**

Cabinetry Showroom & Retail Stores

**Block**

902

**Lot**

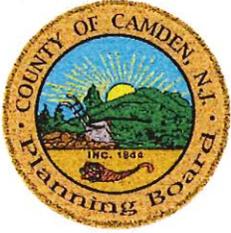
10.01

**Town**

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**

SITE PLAN  
 PRELIMINARY PLAN  
 OTHER

PLATE: 9  
BLOCK: 902  
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 Phone: 856-809-2572 Fax: 856-809-2580  
Michael E. Avila, P.E., P.P.  
 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): \_\_\_\_\_

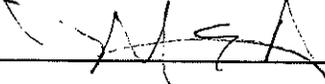
Phone Number: \_\_\_\_\_

## 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:	Collingswood Veterinary Hospital
	Plan:	SP-11-1-20
	Municipality:	Collingswood
	Applicant:	2327 Cuthbert, LLC.
	Abuts County Route:	Cuthbert BLVD. Cr. 636

The applicant is seeking approval to demolish the existing vacant building and construct a veterinary clinic.





Bryant Ave

59  
4

W Guthbert Blvd

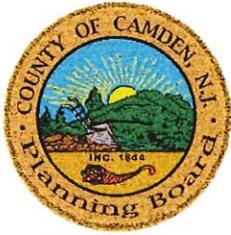
Hinds Lane Ave

**Project Name**  
Collingswood Veterinary Hospital

**Block** 59      **Lot** 4      **Town** Collingswood



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

**COUNTY PLAN:  
SP-11-1-20**

Collingswood Veterinary Hospital

**PROJECT NAME**

Collingswood Borough

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

SITE PLAN

PLATE: 7

PRELIMINARY PLAN

BLOCK: 59

OTHER

LOT (s): 4

**NAME:** Collingswood Veterinary Hospital

**ADDRESS:** 19 Cuthbert Blvd.

**CITY:** Collingswood **STATE:** NJ **ZIP:** 08108

**SITE ABUTS COUNTY HIGHWAY:** Cuthbert Blvd. Cr 636

**COUNTY ENGINEER'S REVIEW COMMENTS**

**GENERAL**

The applicant is seeking approval to develop a veterinary clinic on a previously developed site.

**The following documents have been reviewed:**

1. Site plan entitled Preliminary and Final Major Site Plan for 19 West Cuthbert BLVD. prepared by David Kreck , The Pettit Group, LLC ; dated 07/07/20 and revised 08/11/20
2. Land Title Survey for # 19 Cuthbert Road , James T. Sapio, PLS, dated 12/23/2019

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that County Rd. (CR 636) has a proposed right-of-

way of 100 feet, with an existing right-of-way of 100 feet. The applicant is required to clearly indicate the right of way on the site plans.

## 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

3.3.1.10.E Driveway and Apron Material (*Plan Does Not Conform*) requires 25ft of concrete from edge of pavement.

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

3.3.1.14 Traffic Signs (*Plan Does Not Conform*)

## TRAFFIC

6. The County is requesting that the applicant provide information about how the delivery and private mail carriers will use and access the site. The concern is that delivery trucks and mail trucks will exit the site by backing out into the County Right of Way or park in the shoulder of the CR. 636. Both actions are dangerous and severely discouraged as the property is located at the end of a merge for tow lanes to one on Cr. 636.
7. The applicant shall show the extent of roadway restoration on the site plan as a result of installing new county curb.

## STORMWATER MANAGEMENT NJAC 7:8

8. 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.

9. The applicant has an agreement by easement with the adjacent property owner to use the existing stormwater system on Block 59 Lot. The County requests a copy of the easement as a requirement for approval.

## **DETAILS**

10. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
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. Depressed curbing shall be installed at all driveways on County roads.
13. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches.
14. The following County standard details are required for improvements in the County right-of-way:  
Details:
  1. Standard Concrete Driveway and Concrete Apron
  2. Curb Face Form

## **ADMINISTRATIVE**

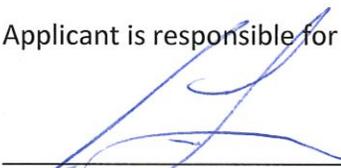
15. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
16. All Camden County Planning Board Approvals are contingent upon 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. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.
18. Camden County Planning Board Process – Once applicants are heard and approved by the

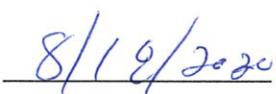
County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board **does not** provide any applicant with an individual 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. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
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

  
\_\_\_\_\_  
DATE



Cc: Applicant: [john@jamconconstruction.com](mailto:john@jamconconstruction.com)  
Applicant Attorney: Alan Ettenson, Esq. [ettenson@tesalw.com](mailto:ettenson@tesalw.com)  
Applicant Engineer: David Kreck, PE [dkreck@pettitgroup.com](mailto:dkreck@pettitgroup.com)  
Municipal Planning Board Secretary: Carol Sickler - [csickler@collingswood.com](mailto:csickler@collingswood.com)  
Municipal Review Engineer: Tim Staszewski [Timothy.Staszewski@rve.com](mailto:Timothy.Staszewski@rve.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: Collingswood Veterinary Hospital

Project Address (if applicable) & Municipality: 19 Cuthbert Blvd., Collingswood, NJ

Abuts County Road: Cuthbert Bl County Route No.: 636

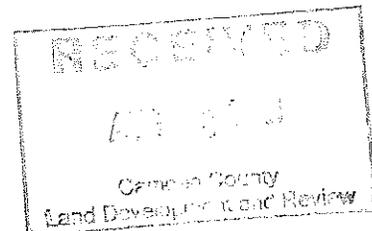
### Type of Submission (please check one):

- 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): 7

Existing Zoning: POD & CUTHBERT REDEVELOPMENT

Block(s): 59

Variance(s) Required: none

Lot(s): 4

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-11-1-20

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: 2327 Cuthbert, LLC, c/o John Schiavo Phone: (609) 790-4030 Fax: N/A  
 Address: 6 Justa Lane Town & State: Cherry Hill, NJ  
 Email: john@jamconconstruction.com Zip.: 08003

Attorney: Alan Ettenson, Esq Phone: (856) 235-1234 Fax: (856) 235-1911  
 Address: 123 N. Church Street Town & State: Moorestown, NJ  
 Email: ettenson@tesalaw.com Zip.: 08057

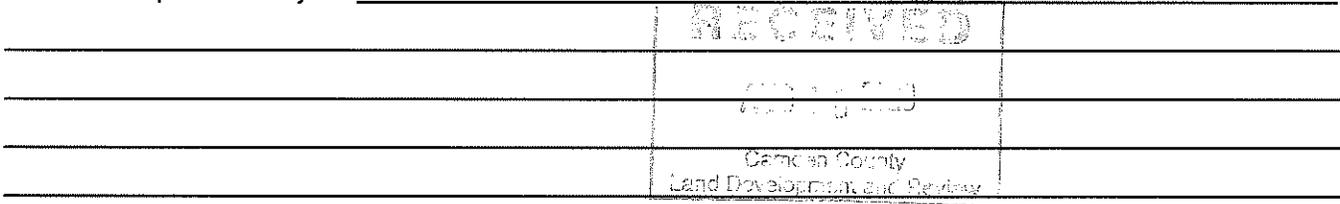
Engineer: David Kreck, PE Phone: 856-464-9600 Fax: 856-464-9606  
 Address: 497 Center Street Town & State: Sewell, NJ  
 Email: dkreck@pettitgroup.com Zip.: 08080

**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 type="radio"/> Distribution Center      |
| <input type="radio"/> Condominiums             | <input checked="" 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: 2,560+/- SF Veterinary Clinic with parking lot for 10 patrons



Increase in Impervious Coverage?:  YES / NO Total Increase or Decrease: 883 SF  
 Total Amount of Land Disturbed: 9,500 SF +/-  
 Total Gross SF of all Buildings/ Development: 2,560+/- SF  
 Total New Residential Units: 0  
 Total New Jobs Created: 5

SP-11-r-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: John Schiavo, Managing Member, 2327 Cuthbert, LLC

Signature of Applicant: *John Schiavo* Date: 8-3-2020

Agent Completing Application: David Kreck, PE, The Pettit Group, LLC

Signature of Agent: *D. Kreck* Date: 8-6-2020

### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-11-1-20

### Stamp Date Received Below

**RECEIVED**  
AUG 18 2020  
Camden County  
and Development and Review



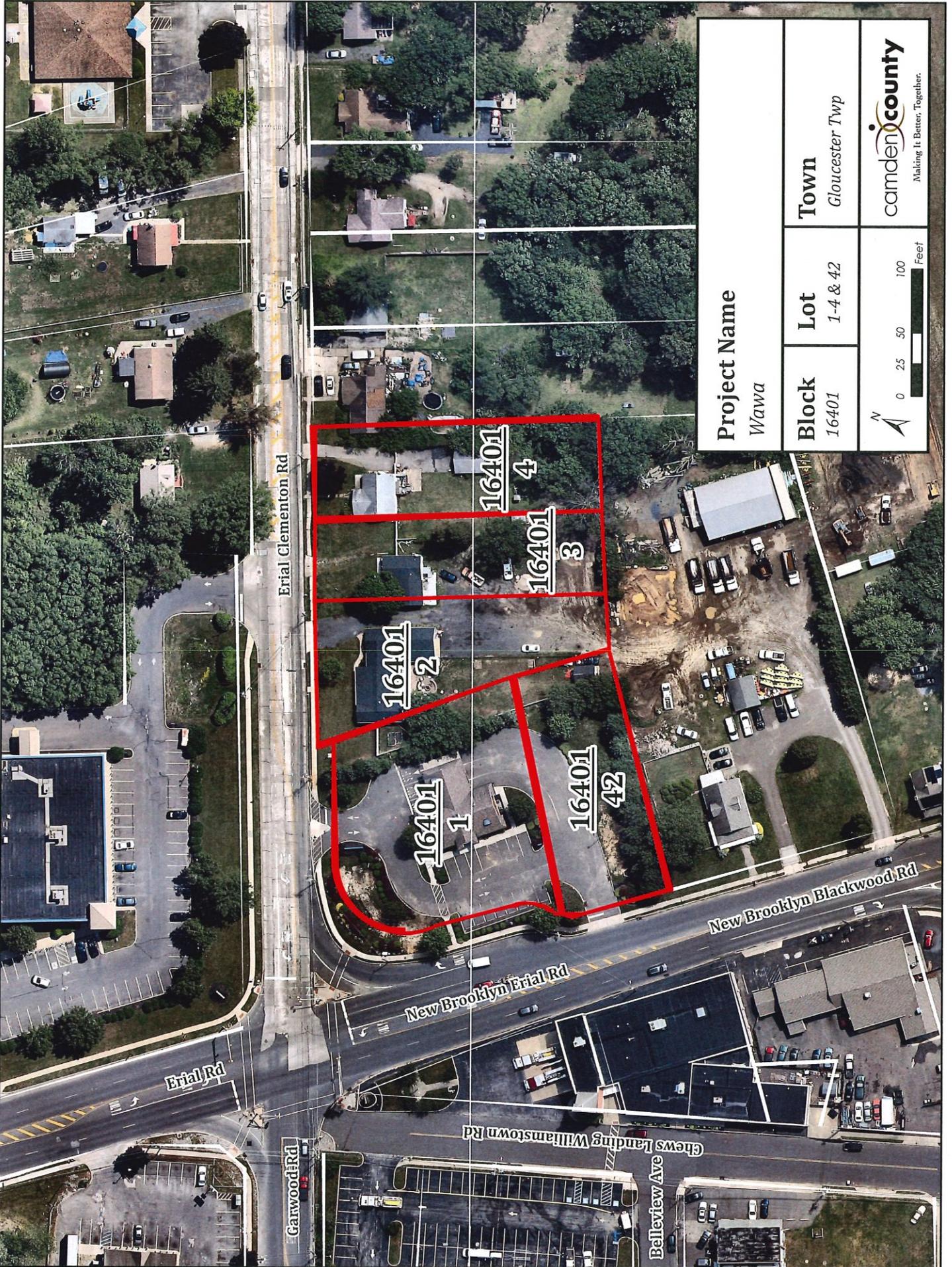
<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Wawa</b>
	Plan:	<b>SP-15-2-20</b>
	Municipality:	Gloucester Twp.
	Applicant:	Provco Pinegood Erial Clementon, LLC.
	Abuts County Route:	Erial-Brooklyn Rd. (Cr 706) and Erial-Clementon Rd. (703)

The applicant is seeking to construct a 5,585 SF Wawa convenience store with fueling station with associated driveways, parking areas, stormwater management, landscaping, lighting and other site improvements to support the construction. The proposed construction will require the demolition of an existing bank, three (3) existing dwellings and a one-story garage. Existing utilities will be abandoned, and existing improvements will be removed.

The site is located at the corner of Erial Clementon Road (CR 703) and Erial New Brooklyn Road (CR 706). There is an existing driveway along CR 706 supporting the bank. A right turn only in/out exists along CR 703, servicing the bank. Three (3) driveway aprons provide egress/ingress to the existing dwellings.

The proposed site will include a full-service driveway on CR 706. A full movement entrance is proposed east of the building on CR 703. In addition, a 2<sup>nd</sup> entrance with right in/right out only is also proposed along CR 703. Existing sidewalks front both roadways and accessible ramps and crosswalks are proposed at all driveways to pedestrian circulation. Utilities will be accessed through a trench across Erial-Clementon Road (CR 703).

Proposed stormwater management will include an onsite basin, roof drains, pipes inlets and manholes. On-site stormwater runoff is directed to the proposed stormwater basin through the system of pipes. The basin has two (2) discharge points from an outlet control structure; one to an existing inlet on CR 703 and the other to an existing inlet on CR 706.



**Project Name**  
Wawa

**Block**  
16401

**Lot**  
1-4 & 42

**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-15-2-20**

Wawa – Erial-New Brooklyn Rd and Erial-  
Clementon Road  
**PROJECT NAME**

Gloucester Township  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

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

\_\_\_\_\_

PRELIMINARY PLAN

BLOCK: 16401

\_\_\_\_\_

OTHER

LOT (s): 1-4 and 42

**NAME:** Provco Pinegood Erial Clementon, LLC

**ADDRESS:** 795 E. Lancaster Avenue, Suite 200

**CITY:** Villanova **STATE:** PA **ZIP:** 19085

**SITE ABUTS COUNTY HIGHWAY:**

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

**GENERAL**

The applicant is seeking to construct a 5,585 SF Wawa convenience store with fueling station with associated driveways, parking areas, stormwater management, landscaping, lighting and other site improvements to support the construction. The proposed construction will require the demolition of an existing bank, three (3) existing dwellings and a one-story garage. Existing utilities will be abandoned, and existing improvements will be removed.

The site is located at the corner of Erial Clementon Road (CR 703) and Erial New Brooklyn Road (CR 706). There is an existing driveway along CR 706 supporting the bank. A right turn only in/out exists along CR 703, servicing the bank. Three (3) driveway aprons provide egress/ingress to the existing dwellings.

The proposed site will include a full-service driveway on CR 706. A full movement entrance is

proposed east of the building on CR 703. In addition, a 2<sup>nd</sup> entrance with right in/right out only is also proposed along CR 703. Existing sidewalks front both roadways and accessible ramps and crosswalks are proposed at all driveways to pedestrian circulation. Utilities will be accessed through a trench across Erial-Clementon Road (CR 703).

Proposed stormwater management will include an onsite basin, roof drains, pipes inlets and manholes. On-site stormwater runoff is directed to the proposed stormwater basin through the system of pipes. The basin has two (2) discharge points from an outlet control structure; one to an existing inlet on CR 703 and the other to an existing inlet on CR 706.

**The following documents have been reviewed:**

1. Site plan entitled "Preliminary and Final Site Plan for Provco Pinegood Erial Clementon LLC", prepared by Ahmad Tamous, PE of Bohler Engineering; dated January 8, 2020, 19 sheets.
2. Stormwater Management Report for "Proposed Wawa Food Market", prepared by Ahmad Tamous, PE of Bohler Engineering; dated January 2020.
3. Stormwater Management Facilities Operations and Maintenance Manual for "Proposed Wawa Food Market", prepared by Ahmod Tamous, PE of Bohler Engineering; dated January 2020.
4. Traffic Impact Analysis for "Wawa", prepared by Traffic Planning and Design Group, dated October 29, 2019.
5. Land Title Survey entitled "Wawa", prepared by Control Point Associates, Inc., dated November 25, 2019, 2 sheets.
6. Memo to Gloucester Township Department of Planning and Development, prepared by Churchill Consulting Engineers, dated July 1, 2020.
7. Interoffice Correspondence, to Zoning Board of Adjustment, Gloucester Township, prepared by Kenneth D. Lechner, PP, director of planning, Gloucester Township, dated June 29, 2020.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Erial-New Brooklyn Road (CR 706) has a proposed right-of-way of 74 feet, with an existing right-of-way of 49.5 feet. The applicant is required to provide additional right-of-way through a roadway easement to widen Erial-New Brooklyn 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.
2. The Camden County Master Plan indicates that Erial-Clementon Road (CR 703) has a proposed right-of-way of 74 feet, with an existing right-of-way of 49.5 feet. The applicant is required to provide additional right-of-way through a roadway easement to widen Erial-Clementon Road from the centerline along the applicant's frontage. The following is noted:
  - a. The site plans shows a proposed road easement. 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.

## 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. **Driveway profiles should be provided to show that the driveways meet the County requirements.**
2. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way.
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."
4. It is recommended that the sidewalk, ramps and crosswalks at the intersection of CR 703 and CR706 be brought up to current requirements for barrier free sidewalks and ramps.
5. A 5'x5' passing area shall be provided along both frontages, not exceeding 200 feet in intervals. Both County Road frontages exceed 300 feet and the sidewalks are four feet wide.
6. 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.
7. There is an existing inlet within the County ROW on Erial-New Brooklyn Road that will be in the center of the entrance drive aisle. The applicant should confirm the condition and operation of the inlet. The inlet will need to be changed from a Type B inlet to a Type E inlet with a bicycle safe grate.
8. The County supports the recommendations of Gloucester Township's Engineer's report and the report of the Director/Planner of Community Development and Planning for proposed improvements to the site plan.
9. There is an existing water valve north of the existing inlet on Erial-New Brooklyn Road. This valve appears to be in the crosswalk area delineated on the Site Plan. The valve shall be reset to be flush with the driveway apron/crosswalk.
10. There is an existing 3 foot sidewalk easement shown along Erial-New Brooklyn Road. This

easement should identify if it is a Township or County easement. If it is a County easement, the metes and bounds should be provided to the County professionals for review.

11. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

3.3.1 Access Location, Access Spacing, Access Restrictions, and Intersection Design

3.3.1.5 Loading (**Plan Does Not Conform**) – The WB40 Delivery Truck turning exhibit provided shows that the trucks making a right turn onto the site from the western most driveway along Erial-Clementon Road will cross over the center island. In addition, it appears that the curbing will be impacted at this location as well. A truck entering at the east most driveway on Erial-Clementon Road appears to drive over the western curb and impact the exist drive aisle. Trucks driving south along Erial-New Brooklyn Road making a left turn in the site will impact the left turn out drive aisle. The site curbing may be affected as well. Exiting at that driveway, the delivery truck will use the right turn lane to make a left turn and impact the entrance lane as well. The truck will exit onto the center median when making the right turn to access north bound Erial-New Brooklyn Road. The truck turning exhibit for a Fuel Truck exhibits many of the same concerns.

3.3.1.7 Access at County Drainage Structure (**Plan Does Not Conform**) The plans show an existing inlet along Erial-New Brooklyn Road will be at the depressed curb of the driveway entrance.

3.3.1.9 Spacing of New Driveways (**Plan Does Not Conform**) There are two (2) driveways proposed along Erial-Clementon Road. One driveway is proposed right in/right out. The second driveway is a 2-way access. This section of the Development Regulations requires at least 400 feet between the closest edges of the driveways, measured from the point of the widest portion of the driveway at the edge of the pavement along the county road. The plans scale a distance of approximately 170 feet.

In addition, no portion of a driveway shall be located within 10 feet of a side property line, measured at the widest portion of the driveway at the edge of pavement of the county road. The widest point of the driveway on Erial-Clementon Road is at the property line. The driveway along Erial-Clementon Road scales to approximately 5 feet from the property line.

*A technical waiver will be required for distance between driveways along Erial-Clementon Road and for the distance from a side property line for the driveway on Erial-New Brooklyn Road and the eastern most driveway along Erial-Clementon Road.*

3.3.1.10 Access Geometry and Driveway Intersection Design

3.3.1.10.B Profile of a Driveway Approach to a County Road (**Plan Does Not Conform**) The plans do not provide a driveway profile to determine if the proposed plan complies with this section of the Development Regulations. The grade of a driveway approach to a county road generally, shall be no greater than 7% for a minimum distance of 25' from the edge of pavement of the intersecting county road.

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

All driveways meet the minimum curb radii of 15'. However, it is suggested that the design engineer evaluate the radii at the Erial-New Brooklyn Road driveway. Entering from the southbound leg finds a truck either on the curb or too close to the curb along the driveway aisle. In addition, the exit from that same driveway the right turn requires the trucks to swing into both the left turn lane and the entrance lane. While it does not cross the centerline, the truck does enter the striped section of the pavement approaching a left only turn from Erial-New Brooklyn Road.

3.3.1.10.E Driveway Curb and Driveway Apron Material (**Plan Does Not Conform**) The construction details do not provide a County detail for driveway curb and apron construction or material. In addition, this section of the County standards requires the driveway to be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25' from the edge of the pavement of the county road including a 4' width of sidewalk. The plans are not clear as to this distance or material used, a waiver may be required.

3.3.1.10.I By-Pass Areas (**Plan Does Not Conform**) The applicant should provide a design solution for a left turn from Erial-Clementon Road. This can be incorporated into the striping plan that is requested.

3.3.1.10.K Centerline and Lane Transitions (**Plan Does Not Conform**) The striping improvements proposed should be provided on a separate roadway improvement plan, detailing all of the striping and improvements within the County ROW.

3.3.1.13 Temporary Construction Access (**Plan Conforms**) The applicant will require a Camden County Highway Department Road Opening permit for the construction of the stabilized construction entrance. In addition, road opening permits will be required for any other work to be performed within the County ROW.

3.3.1.14 Traffic Signs (**Plan Does Not Conform**) It is recommended that a "Pedestrian Crossing" sign be added at the right-turn yield from Erial-New Brooklyn Road onto Erial-Clementon Road. This can be addressed with any proposed improvements to the sidewalk/curbing/ramps associated with this project.

3.3.1.16 Pavement Markings (**Plan Does Not Conform**) Revise the detail notes to state markings shall be either long-life extruded thermoplastic or long-life spray extruded thermoplastic in accordance with this section of the Design Regulations. A detail should be provided for the double yellow line, and the yellow striping.

3.3.1.17 Maintenance of Traffic Control Devices (**Plan Does Not Conform**) Appropriate traffic control plans and detour plans should be provided.

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

12. This project is classified as a major project for the purposes of stormwater management and must comply with the requirements of NJAC 7:8. The project must meet the following requirements:

- a. Address the rate and volume of runoff from the project site. This may be done in one of three ways as outlined in NJAC 7:8.

- i. Reduce the peak rate of runoff from the project area by 50%, 25% and 20% for the 2-year, 10-year and 100-year storms, respectively; or
- ii. Demonstrate that the rate of runoff for the project is not increased from the pre-developed condition at any point along the post-developed condition hydrograph; or
- iii. Demonstrate that the peak rate of runoff is not increased and that the increase in volume and variation in timing will not have an adverse impact downstream impact.

*The applicant has demonstrated that the project meets the stormwater quantity peak rate of runoff conditions thought the calculations provided. The applicant should provide calculations and a statement that the County storm pipe system has the capacity to handle the runoff directed into the County system from the proposed improvements. A hydraulic and hydrologic analysis and accompanying narrative should be provided to demonstrate that the County drainage system has the capacity to convey flows anticipated from the site without adversely impacting downstream County facilities or exceeding the capacity of the existing drainage system.*

- b. Reduce the Total Suspended Solids (TSS) loading in stormwater by 80% for new impervious.

*It appears that the applicant has met the TSS requirement reduction with the proposed system.*

- c. Demonstrate that the amount of groundwater recharge in the post-developed condition is equal to or greater than the pre-developed condition.

*The applicant has completed the groundwater recharge worksheet. Groundwater recharge requirements are met in the post-development condition. In addition, the project area is within the Metropolitan Planning Area (PA-1) and is ultimately exempt from NJ DEP recharge requirements.*

- d. Incorporate low impact development techniques to the maximum extent possible.

*The low impact development checklist has been provided.*

13. According to 3.5.1, the storm sewer system must be designed to convey the peak runoff from a 25-year storm under full flow conditions. A minimum design velocity at full flow shall be 3 feet per second; the maximum design velocity shall not exceed 15 feet per second. The applicant should provide a summary and routings to indicate the peak velocities anticipated at the discharge point into the County drainage system in accordance with the above referenced conditions.

14. According to 3.5.2.1A, all storm sewer inlets adjacent to properties under development must meet Camden County Stormwater Permit Attachment – C with Bicycle safe grate and Type N eco piece (Camden County Detail 15). A note to this effect must be provided on the plan and inlets grates replaced should the County engineer require this.

15. The stormwater design shall include the permeability tests of the soils under the infiltration system in accordance with the NJDEP BMP manual appendix E. The applicant should provide the test pits/ site boring reports as referenced in the Ground Water Analysis site data contained within the Stormwater Management Report.

16. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided by the applicant in order to ensure that the stormwater

system can be maintained in perpetuity.

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. The stormwater design to include the permeability tests of the soils under the infiltration system in accordance with the NJDEP BMP manual appendix E. The stormwater management report does not contain the soil boring or test results. These should be provided.
19. 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.
20. If the 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.

#### **ROADWAY IMPROVEMENT PLAN**

21. Section 3.4.12 of the Development Regulations the applicant must provide a letter to the County stating that the utility company approves the location of the utility pole. The plans propose to relocate the northeast utility/light pole.
22. Erial-Clementon Road is a concrete roadway and trench repairs will be required. Add the county trench restoration detail for a concrete roadway.
23. A striping plan should be provided detailing the proposed new striping and re-striping within the County ROW on Erial-Clementon Rd. The design engineer should provide a plan for the proposed left turns into the Wawa driveway from Erial – Clementon Rd.
24. The driveway on Erial-New Brooklyn Road currently exists. However, during the AM peak hour, 295 vehicles are proposed to utilize this driveway, which is significantly more than that of the previous bank. Our office has concerns about the safety and access of a full movement driveway at this location. While the report states that the queue does not reach this driveway, google earth imagery shows a queue past the driveway. In addition, the roadway is essentially 2 lane widths wide at this location in both directions, which could cause significant conflicts and safety issues. Furthermore, due to the narrowed gore area, it is a concern that southbound left turning vehicles would stop and sit within a travel lane awaiting a gap to make a left turn into the site.

A more comprehensive evaluation is recommended of all driveways intersecting with County Roads including a gap analysis for each driveway. Alternative sketches for the driveway and the intersection of Erial-New Brooklyn Road should be provided to increase safety and circulation, and should include additional striping, signage, a dedicated left turn in the existing gore area, etc. for further evaluation.

We do not recommend approval with the driveway as currently designed.

25. The design engineer should discuss how the 2 Wawa driveways and the Rite Aid driveway will interact together as they are offset.
26. A dedicated left turn lane into the driveway on Erial-Clementon Road should be provided to increase safety and circulation in this area.
27. The design engineer should discuss the safety of the movements into and out of the site at the existing right-in/right-out only driveway on Erial-Clementon Road. This driveway is located at the end of the dedicated right-turn lane. Due to the proximity of the right turn lane, there is a potential for rear end accidents for inbound vehicles and side impact collisions, due to a lack of sight distance, for outbound vehicles. The need for a more direct access to the fueling area is understood without the need to cross in front of the store creating conflicts with pedestrians. Our recommendation is to close off this driveway. If the access is still desired, our recommendation is to relocate it to the center aisle.

## **LANDSCAPING**

28. No street trees are proposed for the frontage. A waiver is requested at the Municipal review. *A waiver will be required for Camden County as well.* Landscaping and sod are proposed between the 2 driveways along Erial-Clementon Road within the project area; buffer planting for the basin is provided along Erial-New Brooklyn Road.
29. There are no proposed improvements to the area within the ROW with respect to landscaping. It appears it will remain a grass area.

## **DETAILS**

30. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards. The applicant should provide the County details as required for the various improvements within the County ROW.
31. All curb should be designed in accordance with County Design Standards-Roads, Chapter IX E.4.
32. 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. Turning exhibits should be provided for an emergency vehicle or delivery vehicle (such as a box-style truck).
33. 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.

34. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. It appears that Erial-Clementon Road is a concrete road, the trench restoration detail must show 9" thick concrete replacement with dowels.

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

Details:

1. Standard Concrete Driveway and Concrete Apron
2. Standard HMA Driveway Section: Adjacent to Reinforced Concrete Sidewalk and Apron
3. Standard Driveway Treatment: Apron and Flare (Plan View)
4. Standard Pavement Marking Legend
5. Standard Left Turn In and Left Turn Out Prohibited
6. Hot Mix Asphalt Pavement
7. Bypass Area
8. Concrete Pavement Repair (Longitudinal Joint)
9. Concrete Pavement Repair (Full Depth and Transverse Expansion)
10. Concrete Pavement Repair
11. Concrete Pavement Repair (Concrete Vertical Curb Monolithic with Concrete Base Course)
12. Concrete Road restoration: Gas Utility
13. Concrete Road Slab Restoration
14. Concrete Road Transverse Expansion Joint
15. Curb Face Form

## **ADMINISTRATIVE**

36. 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.

37. 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.

38. 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

39. 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.

- 40. 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.
- 41. Underground irrigation systems shall not be located within the County right-of-way.
- 42. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

**OUTSIDE AGENCY APPROVALS**

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

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

  
\_\_\_\_\_  
DATE



Cc: Applicant: Provco Pinegood Erial Clementon, LLC, 610-520-2010 (phone), Fax N/A  
Applicant Attorney: Timothy M. Prime, Esq., [tim@primelaw.com](mailto:tim@primelaw.com)  
Applicant Engineer: Ahmad Tamous, Bohler Engineering, [atamous@bohlereng.com](mailto:atamous@bohlereng.com)  
Gloucester Township Director/Planner Community Development: Kenneth D. Lechner, PP, AICP, [communitydevelopment@glotwp.com](mailto:communitydevelopment@glotwp.com)  
Municipal Review Engineer: Churchill, 856-767-0272 (fax)

# 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: Proposed Wawa Food Market and Fueling Station

Project Address (if applicable) & Municipality: 1990 Erial-New Brooklyn Road & 2071, 2077, 2085 Erial-Clementon Road, Gloucester Twp.

Abuts County Road: Erial-New Brooklyn Road & Erial-Clementon Road County Route No.: 706 & 703, respectively

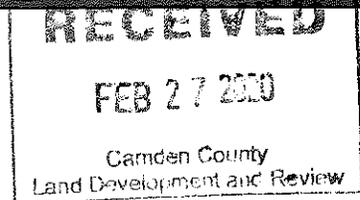
### Type of Submission (please check one):

- 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): 164

Existing Zoning: Neighborhood Commercial

Block(s): 16401

Variance(s) Required: Yes, Bulk Variances required

Lot(s): 1, 2, 3, 4 & 42

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-15-2-20

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Provco Pinegood Erial Clementon, LLC Phone: (610) 520-2010 Fax: \_\_\_\_\_  
 Address: 795 E. Lancaster Avenue, Suite 200 Town & State: Villanova, PA  
 Email: MCooley@provkogroup.com Zip.: 19085

Attorney: Timothy Prime, Esquire for Prime & Tuvel Phone: (856) 273-8300 Fax: (856) 273-8383  
 Address: 14000 Horizon Way, Suite 325 Town & State: Mount Laurel, NJ  
 Email: tim@primelaw.com Zip.: 08054

Engineer: Ahmad Tamous, PE - Bohler Engineering Phone: 856-930-4000 Fax: (856) 930-4001  
 Address: 10000 Midlantic Drive, Suite 410W Town & State: Mount Laurel, NJ  
 Email: atamous@bohlereng.com Zip.: 08054

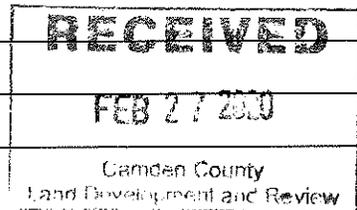
## Proposed Use (please check all that apply):

- | <u>Residential</u>                             | <u>Commercial</u>  | <u>Industrial</u>                              |
|--|--|--|
| <input type="radio"/> Single Family Detached   | <input 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 checked="" type="checkbox"/> 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: A 5,585 SF Wawa food market and fueling station with 55 parking stalls are proposed, in addition to associated landscaping, lighting, stormwater conveyance system and basin, utilities, and sidewalk/pedestrian access.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Increase in Impervious Coverage?:  YES / NO Total Increase or Decrease: 18,283 SF increase  
 Total Amount of Land Disturbed: 3 acres  
 Total Gross SF of all Buildings/ Development: 5,585 SF  
 Total New Residential Units: N/A  
 Total New Jobs Created: ±20



JP-15-2-20

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

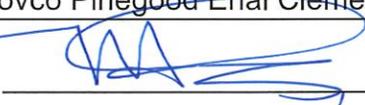
Authorized Municipal Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

## Signatures Required:

Name of Applicant: Provco Pinegood Erial Clementon, LLC

Signature of Applicant:  Date: 1-16-20

Agent Completing Application: Ahmad Tamous, PE - Bohler Engineering

Signature of Agent: \_\_\_\_\_ Date: 12/03/2019

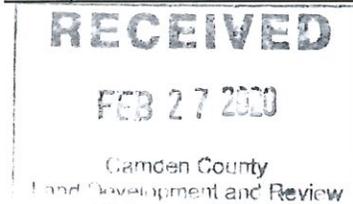
### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-15-2-20

### Stamp Date Received Below





<b>STAFF REPORT MEETING OF:</b>	RE:	<b>LiDL</b>
	Plan:	<b>M-15-4-20/SP-15-7-20</b>
	Municipality:	Gloucester Twp.
	Applicant:	LiDL US Operations, LLC.
	Abuts County Route:	Lakeland Rd. 747

Applicant is seeking approval to consolidate 4 lots into two lots. Proposed Parcel A is proposed to be 3.656 acres and Parcel B is proposed to be 1.809 acres.

On Parcel A, the applicant is proposing to develop a LIDL Grocery Store which will be 31,042 SF and will include the construction of all associated site improvements such as parking, lighting, streetscaping and landscaping, utility infrastructure and stormwater management devices. Parcel A sits on the corner of Cr. 747 Lakeland Rd. and State Highway Rt. 168. One (1) full access driveway is proposed along Cr. 747 Lakeland Road and is intended to be used by patrons and truck deliveries.

Parcel B is being reserved for future development.



**Project Name**

LIDL

**Block**

12402

**Lot**

12-15

**Town**

Gloucester Twp



0 25 50 100 Feet

**camden**county

Making It Better, Together.





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

**COUNTY PLAN:  
M-15-4-20 and  
SP-15-7-20**

LIDL

**PROJECT NAME**

Gloucester Township

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

PLATE:

124

PRELIMINARY PLAN

BLOCK:

12402

x

SUBDIVISION

LOT (s):

12 thru 15

**NAME:** LIDL US Operations. LLC

**ADDRESS:** 3500 S. Clark Street

**CITY:** Arlington

**STATE:** VA

**ZIP:** 22202

**SITE ABUTS COUNTY HIGHWAY:** 747 Lakeland Rd.

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

**GENERAL**

Applicant is seeking approval to consolidate 4 lots into two lots. Proposed Parcel A is proposed to be 3.656 acres and Parcel B is proposed to be 1.809 acres.

On Parcel A, the applicant is proposing to develop a LIDL Grocery Store which will be 31,042 SF and will include the construction of all associated site improvements such as parking, lighting, streetscaping and landscaping, utility infrastructure and stormwater management devices. Parcel A sits on the corner of Cr. 747 Lakeland Rd. and State Highway Rt. 168. One (1) full access driveway is proposed along Cr. 747 Lakeland Road and is intended to be used by patrons and truck deliveries.

Parcel B is being reserved for future development.

**The following documents have been reviewed:**

1. Site plan entitled Preliminary and Final Major Site Plan & Minor Subdivision prepared by Bohler, Engineering LLC; dated 07/01/2020
2. Stormwater Management Report for Proposed Grocery Store #1452 prepared by Bohler, Engineering LLC; dated May 2020
3. Traffic Impact Analysis for Proposed LiDL Discount Supermarket prepared by Atlantic Traffic and Design, May 19, 2020
4. Land Title Survey for LIDL Gloucester prepared by Control Point dated 10/11/2019
5. Minor Subdivision Plan for LIDL US Operations, LLC ", prepared by 07/30/2020.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that County Rd. (CR 747) has a proposed right-of-way of 60 feet, with an existing right-of-way of 49.5 feet. The applicant is required to provide additional right-of-way of 5.25ft through a roadway easement to widen County 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.

**SITE PLAN**

1. The applicant proposes changes within the County right-of-way; therefore, the Site Plan set should be revised to include a separate set of plan sheets for improvements within the County right-of-way including but not limited to grading plans, roadway profiles, cross sections, limits of pavement restoration due to utility installation, construction access, poor pavement surface, etc.
2. The Demolition Plan should clearly show all physical features to be removed within the County right-of-way.
3. Provide a location of the 12" CIP identified as "origin unknown", which appears to be connected to the County system just east of the intersection of Oakwood. Repair/replace/remove this pipe after consultation with the County.
4. The location of any sanitary manholes shall not be in the wheel track of any travel lane. Relocate this proposed line as necessary.
5. 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.
6. The site plan should include stop signs and stop bars at each driveway connecting to the County Road.

7. 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.

8. 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 – please provide a driveway profile for the new driveway along CR. 747 the grade of a driveway approach to a county road generally, shall be no greater than 7% for a minimum distance of 25ft from the edge of pavement.

3.3.1.10.E Driveway and Apron Material - depressed concrete curb shall be installed along a county road at a proposed driveway. Driveways at a county road shall be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25ft from the edge of pavement of the county road including the width of the sidewalk.

3.3.1.10.F Americans with Disabilities Act (ADA) Requirements

3.3.1.10.K Centerline and Land Transitions – must conform

3.3.1.13 Temporary Construction Access – please acknowledge

3.3.1.16 Pavement Makings – please confirm and where needed conform

3.3.1.17 Maintenance of Traffic Control Devices – please acknowledge

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

9. The proposed improvements 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 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.

10. 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 system has been provided that meets the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge. The applicant's engineer should provide additional documentation that:

a. The final design meets the hydraulic impact requirements of NJAC 7:8-5.4(a)2iv

b. The storm water system is in total conformance with the NJAC 7:8.

11. 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.

It appears that additional drainage area will be directed toward Lakeland Ave. Provide additional spot shots for the existing condition along Lakeland in the vicinity of the 68-66 contour to show that runoff currently travels down Lakeland and not into the subject property. If the existing runoff discharges into the property, revise the drainage calculations for PDA-1. No additional flow shall go into the county drainage system than currently exists.

12. The stormwater management report indicates that the overall design has met the water quantity requirement for peak rate of reduction.
13. A groundwater mounding analysis is requested.
14. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the County by the applicant in order to ensure that the stormwater system can be maintained in perpetuity.
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. The plan should include details for Type N eco grates for the storm inlets in the County road, where required.
17. The basin overflow from PDA-5 drains to Lakeland Road via an 8" diameter HDPE pipe. HDPE shall not be used in the County ROW. Consider eliminating this pipe and use overland flow from the north side of the basin as the emergency overflow. Revise grades as necessary.
18. Identify the emergency overflow for the underground system. The lowest grate appears to be El. 66.8 at Inlet No. 3, along the left side of the entrance road from Lakeland. Explore the possibility of modifying inlet No. 3 to discharge to the infiltration basin to provide emergency relief to the North (see comment 15).
19. The stormwater design to include the permeability tests of the soils under the infiltration system in accordance with the NJDEP BMP manual appendix E. Applicant's professionals shall certify that the test procedures comply with the NJDEP manual.
20. For stormwater 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.

## **DETAILS**

21. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
22. 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
23. 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.
24. 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.

25. 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.
26. All curbing shall be constructed 23 feet from the legal centerline.
27. Depressed curbing shall be installed at all driveways on County roads.
28. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches.
29. The following County standard details are required for improvements in the County right-of-way:  
 Details:
  1. Standard 8"X9"X18" Concrete Vertical Curb
  15. Curb Inlet with Bicycle Safe Grate and Type 'N-Eco' Curb Piece
  16. Milling and Resurfacing
  17. Hot Mix Asphalt Pavement
  18. Roadway Widening Roadway Restoration  
B. Typical Roadway Widening Where no Curb is Present
  19. RCP Storm Sewer Installation  
C. Trench Restoration in HMA Pavement
  30. Asphalt Road Restoration: Gas Utility
  35. Mill and Pave Final Restoration

## ADMINISTRATIVE

30. 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.
31. 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.
32. 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. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.
33. 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.
34. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.

35. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
36. Applicant is responsible for obtaining NJDOT approvals for the proposed striping on the County highway. Two (2) copies of the NJDOT approved drawing shall be sent to the County Engineer's office before permits to work in the County right-of-way shall be issued.
37. 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.
38. 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.
39. Underground irrigation systems shall not be located within the County right-of-way.
40. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

**OUTSIDE AGENCY APPROVALS**

41. Applicant is responsible for all environmental permits required.



*William England PE*  
Assistant County Engineer



DATE



Cc: Applicant: Adam Hendricks [Adam.Hendricks@lidl.us](mailto:Adam.Hendricks@lidl.us)  
 Applicant Attorney: Damien DelDuca [dod@delducalewis.com](mailto:dod@delducalewis.com)  
 Applicant Engineer: Christopher Mondoro [cmondoro@bohlereng.com](mailto:cmondoro@bohlereng.com), Ben Crowder [bcrowder@bohlereng.com](mailto:bcrowder@bohlereng.com)  
 Municipal Planning Board Secretary: Lechner, Ken [klechner@glotwp.com](mailto:klechner@glotwp.com)  
 Municipal Review Engineer: Steve Bach [bach@bachdesigngroup.com](mailto:bach@bachdesigngroup.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: Proposed Lidl Grocery Store

Project Address (if applicable) & Municipality: 912 S. Black Horse Pike, Gloucester Township

Abuts County Road: Lakeland Road County Route No.: 747

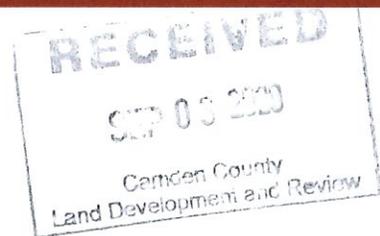
### Type of Submission (please check one):

- 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): 124

Block(s): 12402

Lot(s): 12 thru 15

Existing Zoning: NC - Neighborhood Commercial

Variance(s) Required: see Site Plan Sheet for variances and waivers

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-15-7-20

ε

M-15-4-20

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Lidl US Operations, LLC Phone: 571-329-8633 Fax: \_\_\_\_\_  
 Address: 3500 S. Clark Street Town & State: Arlington, VA  
 Email: Adam.Hendricks@lidl.us Zip.: 22202

Attorney: Del Duca Lewis, LLC Phone: 856-427-4200 Fax: \_\_\_\_\_  
 Address: 21 E. Euclid Ave, Suite 100 Town & State: Haddonfield, NJ  
 Email: dod@delducalewis.com Zip.: 08033

Engineer: Ben Crowder, P.E. Phone: 856-930-4000 Fax: 856-930-4001  
 Address: 10000 Midlantic Dr Suite 410W Town & State: Mt. Laurel, NJ  
 Email: bcrowder@bohlereng.com Zip.: 08054

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

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

**Project Description & Statistics:**

Short Description of Project: \_\_\_\_\_

Lidl is proposing to construct a 31,042 SF grocery store at the corner of Black Horse Pike and Lakeland Road, which will include the construction of associated site access points onto both streets, parking spaces, pedestrian right-of-way connection, streetscape improvements, landscaping, lighting, utility infrastructure, and improved stormwater management devices. The Lidl portion (3.66 AC) of the existing lots will be subdivided, with approximately 1.81 acres remaining, which will be retained by the seller of the property.

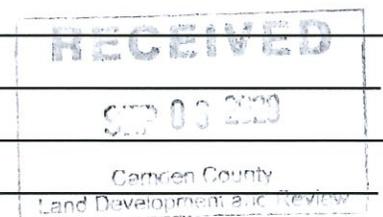
Increase in Impervious Coverage?:  YES  NO Total Increase or Decrease: 2.23 acres

Total Amount of Land Disturbed: 5 acres

Total Gross SF of all Buildings/ Development: 31,042 SF

Total New Residential Units: N/A

Total New Jobs Created: 50 (+/-)



SP-15-7-20     M-15-4-20

# 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? Two (2) lots will remain after subdivision

Size of Existing Lot(s): 5.47 acres total (inclusive of lots 12-15)

Portion to be Subdivided: Lidl = 3.66 acres total / Remaining = 1.81 acres

## Municipal Use:

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

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

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

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

## Signatures Required:

Name of Applicant: Lidl US Operations, LLC

Signature of Applicant:  Joseph Gallo - Director  Sam Kachidza - Director Date: 6/24/2020

Agent Completing Application: Bohler Engineering NJ, LLC, Ben Crowder, P.E

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

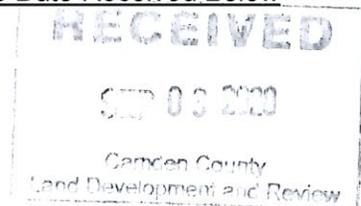
### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-15-7-20  
M-15-4-20

### Stamp Date Received Below





SOIL CONSERVATION DISTRICT  
ADDENDUM TO APPLICATION

APPLICATION BY CORPORATION, PARTNERSHIP OR ORGANIZATION

OWNERSHIP DISCLOSURE AFFIDAVIT

Soil Conservation District requests that all applicants submit a complete list of ownership for purposes of determining conflicts of interest between the applicant and the board of members or their professionals. Attach Rider if necessary.

**Disclosure of owners of organization and property subject to application.** Any organization making an application for development under this act shall list the names and addresses of all members, stockholders, or individual partners (collectively, "interest holders"), including any other organization holding at least a 10% ownership interest in the organization, and shall also identify the owner of the property subject to the application, including any organization holding at least a 10% ownership interest in the property.

**Listing of names and addresses of interest holders of applicant and owner organization.**

If an organization owns an interest equivalent to 10% or more of another organization, subject to the disclosure requirements hereinabove described, that organization shall list the names and addresses of its interest holders holding 10% or greater interest in the organization.

**Disclosure of all officers and trustees of a non-profit organization.** A non-profit organization filing an application of development under this act shall list the names and addresses of all officers and trustees of the non-profit organization.

This disclosure requirement is continuing during the Certification period and transfer of ownership of more than 10% must be disclosed.

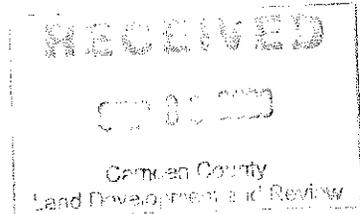
**Organization or non-profit organization failing to disclose: fine.** Any organization or non-profit organization failing to disclose in accordance with this act shall be subject to a fine of \$1,000 to \$10,000, which shall be recoverable in the name of the municipality in any court of record in the State in a summary manner pursuant to the "Penalty Enforcement Law" (N.J.S.A. 2A:58-1 et seq.)

Name and Address of Applicant:

Lidl U.S. Operations - Erica Alman  
144 Lefante Way  
Bayonne, NJ 07002

(If Corporation, Name and Address of Registered Agent and Officers, Trustees):

Stockholders / Members / Partners:



I certify that the above statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Erica Alman - Real Estate Manager

Print Name of Authorized Signatory & Title

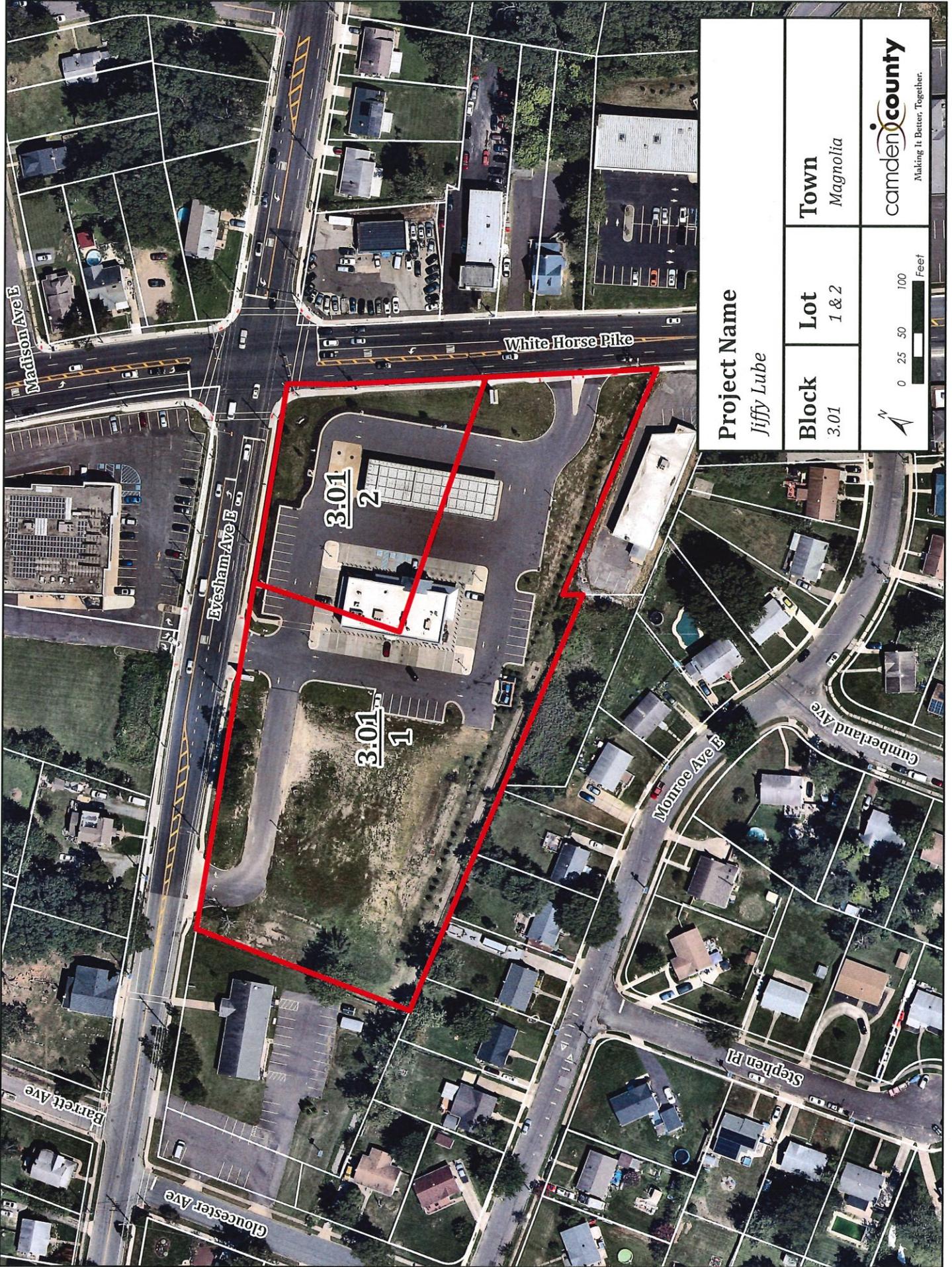
Authorized Signature

Date 1.15.2020

SP-15-7-20      M-15-4-20

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Jiffy Lube</b>
	Plan:	<b>SP-23-1-20/M23-1-20</b>
	Municipality:	Magnolia
	Applicant:	Jiffy Lube International, LLC
	Abuts County Route:	East Evesham Ave. Cr. 544

The applicant is seeking approval for the construction of a 3,064 SF Jiffy Lube automotive and quick oil change facility; as well as associated parking, utilities, lighting, signage, and landscaping improvements. The property is located within the Commercial Zoning District, with frontage along East Evesham Avenue (County Route 544) to the north. Site access is proposed via one (1) full movement access point along East Evesham Avenue and one (1) full movement access point connected to the parking lot of the adjacent Royal Farms convenience store property.



**Project Name**

*Jiffy Lube*

**Block**

3.01

**Lot**

1 & 2

**Town**

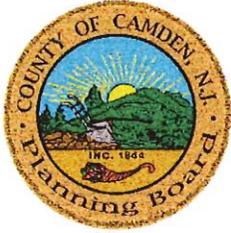
Magnolia



0 25 50 100 Feet

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





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

**COUNTY PLAN:  
SP-23-1-20  
M-23-1-20**

Jiffy Lube – Magnolia MultiCare Services

**PROJECT NAME**

Magnolia Borough

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

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

Draft

\_\_\_\_\_

PRELIMINARY PLAN

BLOCK: 3.01

\_\_\_\_\_

OTHER

LOT (s): 1 & 2

**NAME:** Jiffy Lube International, Inc.

**ADDRESS:** 150 N. Dairy Ashford Road, Bldg. F, Rm F 376 D

**CITY:** Houston    **STATE:** TX    **ZIP:** 77079

**SITE ABUTS COUNTY HIGHWAY:** East Evesham Avenue, County Route 544

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

**GENERAL**

The application is for the construction of a 3,064 SF Jiffy Lube automotive and quick oil change facility; as well as associated parking, utilities, lighting, signage, and landscaping improvements. The property is located within the Commercial Zoning District, with frontage along East Evesham Avenue (County Route 544) to the north. Site access is proposed via one (1) full movement access point along East Evesham Avenue and one (1) full movement access point connected to the parking lot of the adjacent Royal Farms convenience store property.

**The following documents have been reviewed:**

1. Preliminary and Final Major Land Development plan entitled "Jiffy Lube – Magnolia Multicare Services, 340 East Evesham Avenue, Magnolia Borough, Camden County, NJ", prepared by Sevan Engineering; dated May 26, 2020 and revised June 17, 2020.
2. Site Development Stormwater Plan Report for "Jiffy Lube – Magnolia Multicare Services, 340 East Evesham Avenue, Block 3.01 Lot 1, Magnolia Borough, Camden County", prepared by Sevan Engineering; dated June 17, 2020.
3. Stormwater Management Measures Maintenance Plan and Field Manuals for "Jiffy Lube – Magnolia Multicare Services, 340 East Evesham Avenue, Magnolia Borough, Camden County", prepared by Sevan Engineering; dated May 22, 2020.
4. Sign Elevations Sheet AG2.01 and Sign Details sheet AG5.01, prepared by Sevan Engineering; dated June 17, 2020.
5. Land Title Survey for "Tax Lot 1, Block 3.01, Magnolia Borough, Camden County, New Jersey", prepared by Vargo Associates, dated April 10, 2020.
6. Minor Subdivision Plan for "Tax Lots 1 & 2, Block 3.01, Magnolia Borough, Camden County, New Jersey", prepared by Vargo Associates, dated June 9, 2020.

**RIGHT OF WAY**

1. The Camden County Master Plan does not propose a change to the existing right-of-way of East Evesham Avenue (CR 544). East Evesham Avenue (CR 544) has an existing right-of-way of 66 feet.
2. Camden County request cross access easements between the proposed and existing lots.

**TRAFFIC**

1. Camden County is requiring a Traffic Statement and Assessment which will include a detailed evaluation of the safety of left turns in and out of the site, addressing adequate stacking, lines of sight, identifying any conflicting movements, and providing any recommendations to improve traffic flow, visibility and safety.
3. The applicant should testify to the status of the DO NOT BLOCK the BOX line striping which impacts their driveway.

**SITE PLAN**

1. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative.
2. 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**

3. The applicant is ultimately increasing impervious surface by one-quarter acre (10,890 SF) or more. A stormwater management basin was constructed as a part of the adjacent development and was designed to incorporate a future development on this site consisting of greater impervious coverage than is proposed for this project (28,628 SF and 17,000 SF, respectively). This existing basin does meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge, as related to the increase in impervious area on the subject site.
4. 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.
5. The stormwater design to include the permeability tests of the soils under the infiltration system in accordance with the NJDEP BMP manual appendix E.  
Note: The Site Development Stormwater Plan Report references the inclusion of an Infiltration Testing and Soil Boring Report and the Geotechnical Report, as an appendix; however, these reports are not included in the report package. These items should be provided.

### **DETAILS**

6. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
7. A detail should be provided for County roadway trench restoration for utility trenches. If East Evesham Avenue is a concrete road, the patching detail must show 9" thick concrete replacement with dowels. If East Evesham Avenue is an asphalt road the pavement patching should be 6" of dense graded aggregate, 6" of base pavement, and 2" surface pavement.
8. The following County standard details are required for improvements in the County right-of-way:  
Details:
  1. Standard Concrete Sidewalk
  2. Hot Mix Asphalt Pavement

## ADMINISTRATIVE

9. 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.
10. 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.
11. 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.
12. 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.
13. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
14. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
15. 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.
16. 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.
17. Underground irrigation systems shall not be located within the County right-of-way.
18. Underground electrical, telephone and fiber optic systems shall not be located within the County right-of-way.

**OUTSIDE AGENCY APPROVALS**

19. Applicant is responsible for all environmental permits required.



William England PE  
Assistant County Engineer



DATE



Cc: Applicant: Jiffy Lube International, Inc., [luis.enrico@shell.com](mailto:luis.enrico@shell.com)  
Applicant Attorney: Damien O. DelDuca, Esquire, [dod@delducalewis.com](mailto:dod@delducalewis.com)  
Applicant Engineer: Gama, Irwing [irwing.gama@sevansolutions.com](mailto:irwing.gama@sevansolutions.com)  
Municipal Planning Board Secretary: Debbie Simone, [dsimone@magnolia-nj.org](mailto:dsimone@magnolia-nj.org)  
Municipal Review Engineer: G. Jeffrey Hanson, PE, CME, [ghanson@erinj.com](mailto:ghanson@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: Jiffy Lube

Project Address (if applicable) & Municipality: 340 EAST EVESHAM AVENUE, MAGNOLIA BOROUGH, NJ 08049

Abuts County Road: Evesham Road County Route No.: NA

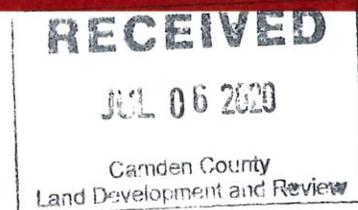
### Type of Submission (please check one):

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

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

- Resubmission of Major Subdivision

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



### Tax Map Data:

Plate(s): \_\_\_\_\_

Existing Zoning: C-Commercial

Block(s): 3.01

Variance(s) Required: Use Variance

Lot(s): Tax Lot 1

Signage

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.

JP-23-1-20  
M-23-1-20

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Jiffy Lube International, Inc. Phone: (832) 337-6670 Fax: \_\_\_\_\_  
 Address: 150 N. Dairy Ashford Rd Town & State: Houston, TX  
 Email: Luis.Enrico@shell.com; irwing.gama@sevansolutions.com Zip.: 77079

Attorney: Damien Del Duca, Esquire Phone: (856) 427-4200 Fax: Fax: (856) 427-4241  
 Address: 21 E. Euclid Avenue, Suite 100 Town & State: Haddonfield, New Jersey  
 Email: dod@delducalewis.com; Gina@delducalewis.com Zip.: 08033

Engineer: Sevan Engineering Phone: (219) 841-6535 Fax: \_\_\_\_\_  
 Address: 37704 Hills Tech Drive Town & State: Farmington Hills, MI 48331  
 Email: Tim.Kratz@sevansolutions.com; irwing.gama@sevansolutions.com Zip.: 48331

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

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

## Project Description & Statistics:

Short Description of Project: The goal of this project is to build a new Jiffy Lube Multi-Care facility on the proposed vacant lot. This will include a building with four service bays, parking area, trash enclosure, and landscape and concrete islands as necessary.

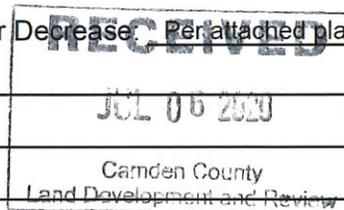
Increase in Impervious Coverage?  YES / NO Total Increase or Decrease: Per attached plans.

Total Amount of Land Disturbed: .70 acres

Total Gross SF of all Buildings/ Development: 3,438

Total New Residential Units: NA

Total New Jobs Created: 6



SP-23-1-20  
M-23-1-20

# 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? \_\_\_\_\_ (lot line to be adjusted)

Size of Existing Lot(s): 2.01

Portion to be Subdivided: .915

## 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: Jiffy Lube International

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

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

Signature of Agent: *Laura Gallo* Date: \_\_\_\_\_

### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-23-1-20  
M-23-1-20

### Stamp Date Received Below



# CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better. Together.

## Company/ Organization Information

Name of Company/Organization: Jiffy Lube International Inc.

Is the Company a Corporation?  YES / NO

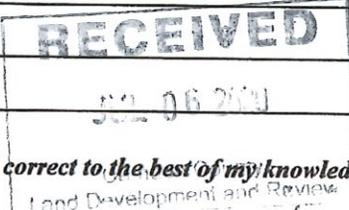
If yes, what State is the Corporation incorporated in? Texas

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
+ Pennzoil - Quaker State Company <i>which is directly owned by:</i>	150 N. Dairy Ashford, Houston, TX 77079	(100%)
+ Shell Oil Company <i>which is a wholly, indirectly owned subsidiary of:</i>	150 N. Dairy Ashford, Houston, TX 77079	(100%)
+ Royal Dutch Shell plc. <i>which is a publicly traded company traded on multiple int'l exchanges and in which, no one individual has 10% ownership.</i>		



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

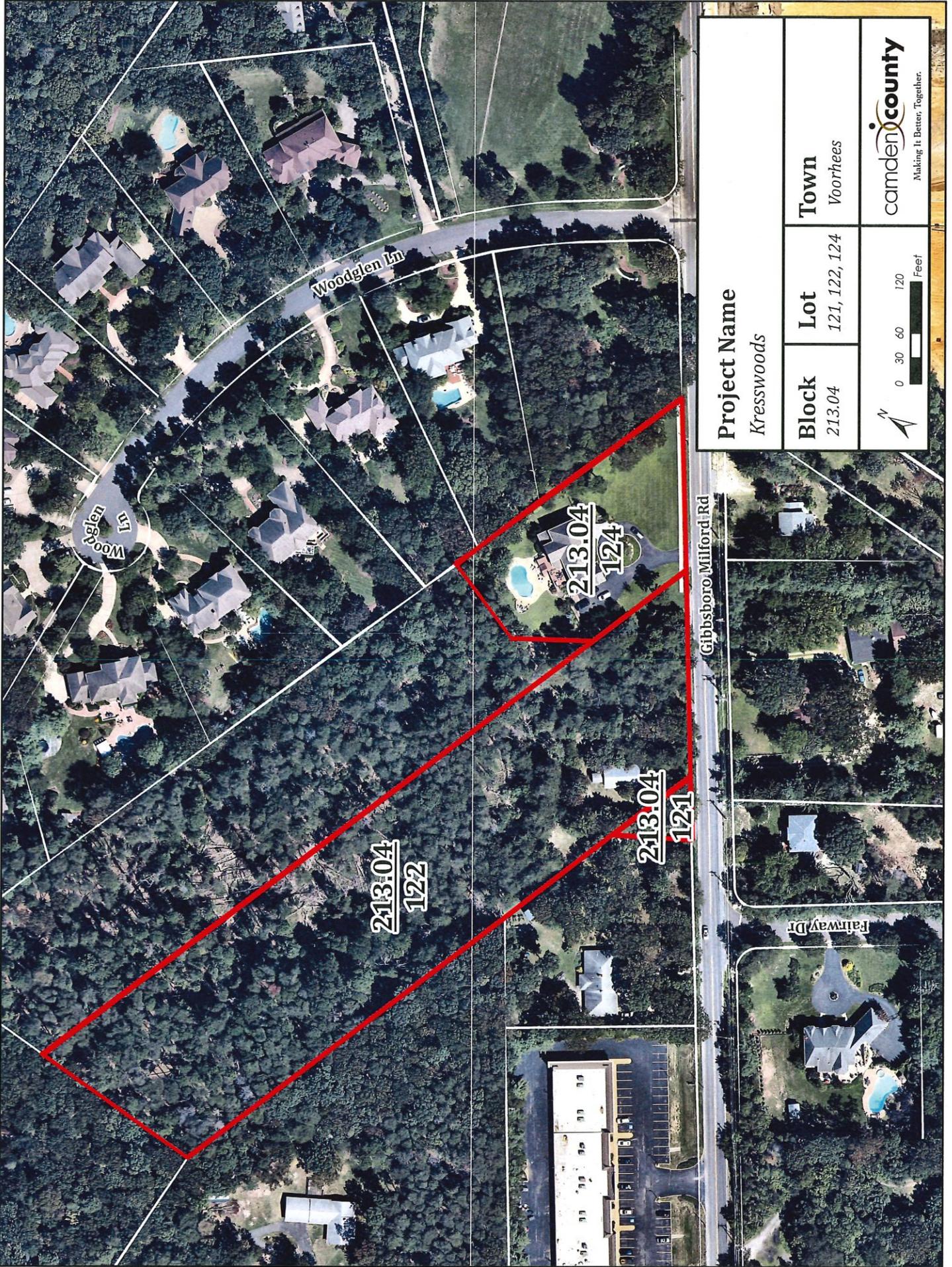
X *[Signature]* CONSTRUCTION PROJECT MGR 06/17/2020  
Signature of Owner & Title Date

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

JP-23-1-20  
M-23-1-20

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Kresswoods</b>
	Plan:	<b>M-34-1-20</b>
	Municipality:	Voorhees
	Applicant:	Schaeffer Land, LLC.
	Abuts County Route:	Kresson Gibbsboro Rd. Cr. 685

The applicant is seeking approval to subdivide and reconfigure 3 (three) lots in to 4 (four) lots for 4 single family homes. The subdivision will consolidate 3 (three) driveways into 2 (two) shared driveways each serving 2 (two) of the proposed lots.



**Project Name**  
Kresswoods

**Block**  
213.04

**Lot**  
121, 122, 124

**Town**  
Voorhees



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

Woodglen Ln

Gibbsboro Milford Rd

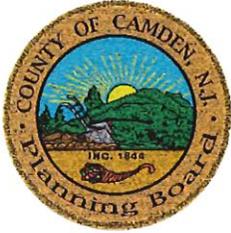
Fairway Dr

213.04  
122

213.04  
121

213.04  
124





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

**COUNTY PLAN:  
M-34-1-20**

Kresswoods  
**PROJECT NAME**

Voorhees Twp.  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

SITE PLAN

PLATE: 24

SUBDIVISION

BLOCK: 213.04

OTHER

LOT (s): 121,122,124

**NAME:** Schaffer Land, LLC

**ADDRESS:** 42 Berlin Road

**CITY:** Cherry Hill Twp. **STATE:** NJ **ZIP:** 08002

**SITE ABUTS COUNTY HIGHWAY:** Cr. 685 Kresson Gibbsboro Rd.

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

**GENERAL**

The applicant is seeking approval to subdivide and reconfigure 3 (three) lots in to 4 (four) lots for 4 single family homes. The subdivision will consolidate 3 (three) driveways into 2 (two) shared driveways each serving 2 (two) of the proposed lots.

**The following documents have been reviewed:**

1. Land Title Survey for "Block 213.04 Lots 121, 122 and 124", prepared by Maser dated 4/10/2020.
2. Minor Subdivision Plan for "Block 213.04 Lots 121, 122 and 124", prepared by Maser, dated 8/19/2020.

## RIGHT OF WAY

1. The Camden County Master Plan indicates that County Rd. (CR 685) has a proposed right-of-way of 66 feet, with an existing right-of-way of 49.5 feet. The applicant is required to provide additional right-of-way of 8ft through a roadway easement to widen County 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.
2. Camden County Requests an access and maintenance easement in the vicinity of the South Eastern corner of Proposed Lot D ( along Kresson- Gibbsboro Rd. Cr 685) for access to Camden County owned stormwater management structures ( inlet and pipe).

## 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. Sight triangle shall be shown on the site plan. If Sight triangle easements are needed, they 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.
4. Site Plans Must Conform with the Following Standards:
5.
  - 3.2 Subdivision
  - 3.2.1
    - 3.2.1.1.E.2 **Maximum Driveway Slope**  
The applicant is required to provide a driveway apron profile for both driveways, to be include in site plan set.
6. The Applicant should be prepared to testify about the use of the term "Septic Tank" on

the site plans and provide a clear explanation of the location of the leach fields and the use of Septic System on these properties. The "Septic Tank" on Proposed Lot C is within 10 ft. of the proposed Camden County Right-of-Way. The County requests that the applicant relocates the "Septic Tank" outside of the 10 ft from the proposed Right of Way.

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

7. 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.
8. The applicant shall forward any comments from the Voorhees Planning or Zoning Board.

### **DETAILS**

9. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
10. The following County standard details are required for improvements in the County right-of-way:  
Details:
  1. Standard Bituminous Driveway Apron Type 1

### **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. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.

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.

  
\_\_\_\_\_  
Andrew Levecchia PP|AICP  
County Planner

9/16/2020  
\_\_\_\_\_  
DATE



Cc: Applicant: [renes@timschaffer.com](mailto:renes@timschaffer.com); [jason@schaefferhomes.com](mailto:jason@schaefferhomes.com)  
Applicant Attorney: Richard J. Hoff, Esq. [rhoff@bisgaierhoff.com](mailto:rhoff@bisgaierhoff.com)  
Applicant Engineer: Pamela Pellegrini, PE [PPellegrini@maserconsulting.com](mailto:PPellegrini@maserconsulting.com)  
Municipal Planning Board Secretary: Wendy Flight - [wflite@voorheesnj.com](mailto:wflite@voorheesnj.com)  
Municipal Review Engineer: Jeff Hanson [ghanson@erinj.com](mailto:ghanson@erinj.com)

Camden County Planning Division  
Application for County Approval of Subdivision, Site & Development Plan



Making It Better Together

**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  
planningdivision@camdencounty.com

*This application must be completed in full, quadruplicate, 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: Kress Wood  
Project Address (if applicable) & Municipality: 207 Kresson-Gubbsboro Road  
County Route No.: 685 Site Abuts County Road: yes

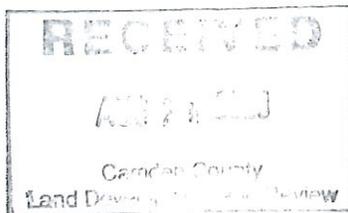
**Type of Submission:**

- New Application
- Revision of Prior Application
- Resubmission of Part of Major Subdivision

Date: \_\_\_\_\_  
Date: \_\_\_\_\_

**Tax Map Data:**

Plate(s): 24  
Block(s): 213.04  
Lot(s): 121, 122, 124



Existing Zoning: \_\_\_\_\_  
Variance Required: None

**Type of Plan:**

- Site Plan
- Major Subdivision
- Other: \_\_\_\_\_
- Final Development Plan
- Filing Plan
- Preliminary Plan
- Minor Subdivision

M-34-1-20

**Submission Information:**

Applicant: Schaeffer Land LLC Phone: 856-809-0010 Fax: 856-809-0773  
Address: 42 Berlin Road Town: Cherry Hill State: NJ  
E-Mail: renee@timschaeffer.com Zip: 08002  
Agent: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Address: \_\_\_\_\_ Town: \_\_\_\_\_ State: \_\_\_\_\_  
E-Mail: \_\_\_\_\_ Zip: \_\_\_\_\_

**Proposed Use:**

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Single Family Detached | <input type="checkbox"/> Town Homes          | <input type="checkbox"/> Commercial        |
| <input type="checkbox"/> High Rise Apartments              | <input type="checkbox"/> Mid-Rise Apartments | <input type="checkbox"/> Garden Apartments |
| <input type="checkbox"/> Commercial                        | <input type="checkbox"/> Industrial          | <input type="checkbox"/> Other: _____      |

**Area:**

Total of Existing Lot: 7.148 AC      Portion to be Sub-divided: 7.148 AC  
Dedicated Land: — AC      Explain: 3 existing lots to be redivided/  
subdivided to create 4 total develop lots

**Signatures Required:**

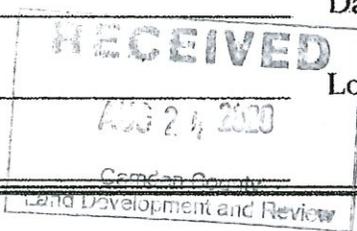
Signature of Applicant: \_\_\_\_\_ Date: 8/20/20  
Person Completing Application: \_\_\_\_\_ Date: 8/20/20  
(Please Print): Jason Schaeffer

**Municipal Use:**

Classification of Application: \_\_\_\_\_  
Authorized Municipal Signature: \_\_\_\_\_  
Title: \_\_\_\_\_ Transmittal Date: \_\_\_\_\_  
Phone No.: \_\_\_\_\_

**For County Use:**

Classification of Application: \_\_\_\_\_  
Authorized County Signature: \_\_\_\_\_  
Title: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Phone No.: \_\_\_\_\_ Log No.: \_\_\_\_\_  
Plan No.: \_\_\_\_\_



M-34-1-20

Camden County Planning Division

Affidavit of Ownership



Making It Better Together

Name of Company/Organization:

Schaeffer Land LLC

Is Company a Corporation?  Yes  No

If yes, name of State in which incorporated:

Is 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 a Non-Profit Organization, please list all Board Members.

Name

Address

Title

Schaeffer Family Homes LLC

Members

Jason Schaeffer 61 Kings Hwy Haddonfield managing member

Evan Schaeffer 255 Clemens Road Berlin member

RECEIVED

AUG 26 2000

Camden County Land Development and Review

The above information is true and correct to the best of my knowledge:

X

Signature of Owner & Title

X

Print Name of Owner & Title

JASON SCHAEFFER, managing member

M-34-1-20