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



Making It Better, Together.

CAMDEN COUNTY PLANNING BOARD CHARLES J. DEPALMA COMPLEX 2311 EGG HARBOR ROAD LINDENWOLD, NJ 08021 Board Members
Freeholder Barbara Holcomb – Alternate
George W. Jones – Chairman
Daniel P. Cosner – Vice Chairman
Thomas Schina – Secretary
Matthew Marrone
Ryan Doran
Joseph Pillo
Alexis M. Williams
Kevin Becica – County Engineer

## **October 27th, 2020**

Meeting to be held virtually at 6:00pm Link to virtual location is available at:

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



- 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. Chipotle SP-4-4-20 Bellmawr development of a Chipotle Restaurant
  - B. Fairway Pines MJ-28-1-20 Pine Hill 91-unit Senior restricted housing project
  - C. Stratford Towns MJ-32-1-20 Stratford 49-unit housing project
- 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 September 22, 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.

Mr. George Jones (Chairman), Mr. Cosner (Vice Chairman), Mr. Tom Schina (Secretary), Mr. Matthew Marrone 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 August 25, 2020 meeting by Ms. Alexis Williams and seconded b Mr. Tom Schina. All present voted in favor of the motion.

#### **Review of Projects for Board Action**

1. Cabinetry Showroom SP-5-1-20 Berlin Borough

Representing the applicant: Patrick McAndrew, Esq., Michael Avilla PE, Kevin Taing (owner)

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 seeking a waiver from standard 3.3.1.10 E - Driveway and Apron Material - requires 25 ft of concrete from edge of pavement into the site. The Applicant request to only install 15.5ft as the concrete would encroach on the drive isle. (recommended)

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

2. Veterinary Hospital SP-11-1-20 Collingswood

Representing the applicant: Allen Ettenson, Esq., David Kreck PE

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

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

3. Wawa

Representing the applicant: Tim Prime Esq., Matthew Hammond, PE.

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.

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

4. LiDL

M-15-4-20/SP-15-7-20

Gloucester Twp.

Representing the applicant: Damien DelDuca, Esq. Chris Mondoro PE., Ben Crowder PE, John Harter PE.

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.

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

5. Jiffy Lube

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

Magnolia

Representing the applicant: Damien DelDuca, Esq., Louis Enrico PE., Paul Going, PE.

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.

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

#### 6. Kresswoods M-34-1-20 Voorhees

#### Representing the applicant: Richard Huff Esq., Pam Pellegrini PE

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.

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

#### PUBLIC COMMENTS

None.

#### CHAIRMAIN'S REPORT

No Report

#### ATTORNEY'S REPORT

No Report

#### **COUNTY ENGINEER'S REPORT**

No Report

#### **COUNTY PLANNING REPORT**

The next planning board meeting is scheduled October 27, 2020 and it is expected to be virtual.

#### **NEW BUSINESS**

None.

#### **OLD BUSINESS**

None

#### ADJOURNMENT

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

Respectfully Submitted, Andrew Levecchia PP/AICP County Planner

#### CAMDEN COUNTY PLANNING BOARD Land Development Review

**Review List for Meeting** 

October 27, 2020

Appl	ications	for Ap	proval
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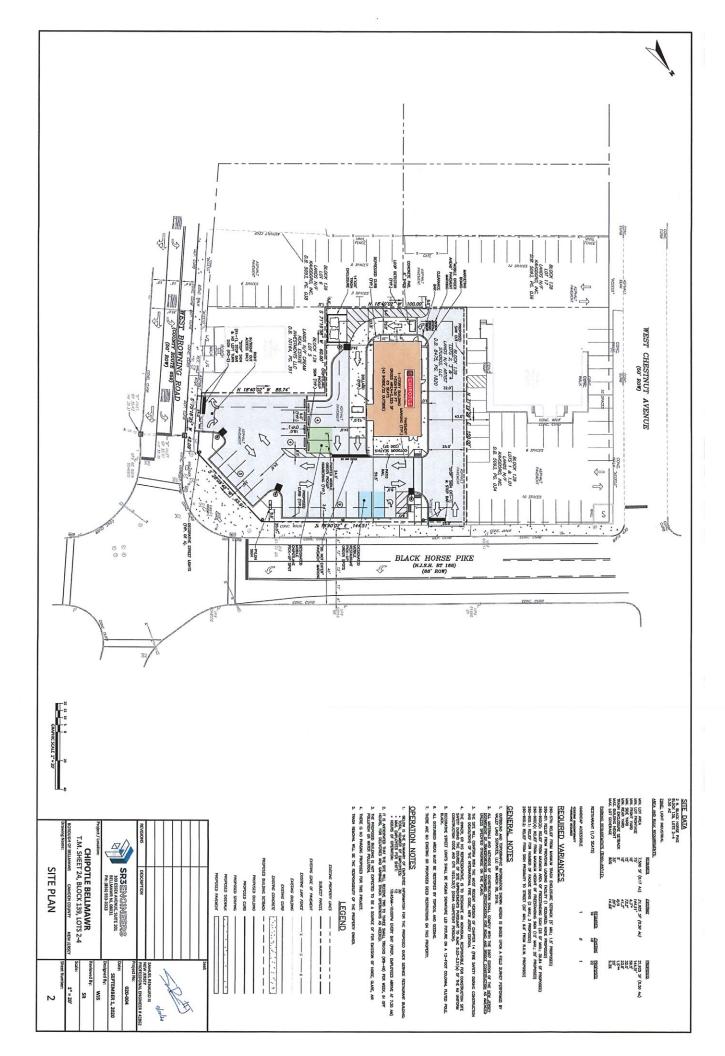
	Applications for Approval				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION	
SP-1	Chipotle	SP-4-4-20	Bellmawr	development of a Chipotle Restaurant	
SP-2	Fairway Pines	MJ-28-1-20	Pine Hill	91 unit Senior restricted housing project	
SP-3	Stratford Towns	MJ-32-1-20	Stratford	49 unit housing project	

STAFF REPORT MEETING OF:	RE:	Chipotle	
MEETING OF.	Plan:	SP-4-4-20	
	Municipality:	Bellmawr Borough	
	Applicant:	Bellmawr Equities, LLC.	
	Abuts County Route:	E.Browning Rd. (Cr. 669)	

The applicant is seeking approval for the construction of a 2,325-sf restaurant and associated parking and site improvements at the site of the former Artist House Photography studio located at the intersection of Black Horse Pike (U.S. Route 168) and West Browning Road (County Route 659).

The property is a 21,925-sf parcel that currently contains an existing one (1) story building and associated parking and site improvements. The applicant is proposing to demolish all existing site features to build the proposed restaurant and associated site improvements.







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

COUNTY PLAN: SP-4-4-20

Chipotle Restaurant PROJECT NAME		Bor	ough of Bellmawr MUNICIPALITY
TYPE OF PLAN	TAX MA	P DATA	REVIEW STATUS
X SITE PLAN PRELIMINARY PLAN OTHER	PLATE: 24 BLOCK: 13 LOT (s): 2,3		
NAME: Bellmawr Equities, LLC			
ADDRESS: 1400 Horizon Way, Suite 100			
CITY: Mount Laurel STATE: NJ ZIP: 08054			
SITE ABUTS COUNTY HIGHWAY: _ CR 659 – West Browning Rd.			

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

#### **GENERAL**

The applicant is seeking approval for the construction of a 2,325-sf restaurant and associated parking and site improvements at the site of the former Artist House Photography studio located at the intersection of Black Horse Pike (U.S. Route 168) and West Browning Road (County Route 659).

The property is a 21,925-sf parcel that currently contains an existing one (1) story building and associated parking and site improvements. The applicant is proposing to demolish all existing site features to build the proposed restaurant and associated site improvements.

#### The following documents have been reviewed:

- 1. Site plan entitled "Chipotle Preliminary/Final Site Plan", prepared by SR3 Engineers; dated September 1, 2020
- 2. Stormwater Management Report for "Chipotle", prepared by SR3 Engineers; dated September 8, 2020.
- 3. Traffic Impact Assessment for "Chipotle Bellmawr", prepared by Shropshire Associates, LLC, dated September 10, 2020.

#### **RIGHT OF WAY**

- 1. The Camden County Master Plan indicates that Browning Road (CR 659) has a proposed right-ofway of 60 feet, with an existing right-of-way of 49.5 to 50 feet. The applicant is required to provide additional right-of-way in the amount of 5ft through a roadway easement to widen Browning Road (CR 569) 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.

#### **TRAFFIC**

- The traffic study indicates that traffic counts were collected in June 2020 and adjusted due to current COVID conditions based on previously collected data in June 2016. There were no adjustments made to the existing driveway volumes. The applicant's traffic engineer should be prepared to provide testimony regarding the June 2020 existing driveway volumes and whether they are reflective of typical conditions or adjust them as necessary.
- 2. The NJDOT HAPS trip generation methodology was utilized in the traffic report which provides a more conservative estimate of site trips compared Institute of Transportation Engineers (ITE) data and is therefore acceptable.
- 3. The traffic study indicates that left-in and left-out site traffic on Browning Road (CR 569) will be accommodated through the adjacent Lot 6. <u>Documentation of the access easement should be provided.</u>
- 4. The applicant's traffic engineer should be prepared to provide testimony regarding the queuing on eastbound Browning Road (CR 569) and the operational impacts this may cause to the adjacent Lot 6 access driveway.

#### SITE PLAN

- 1. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way.
- 2. The design of the proposed right-in/right-out only driveway on Browning Road (CR 569) shall be redesigned in accordance with the County standard detail for Left Turn In and Left Turn Out Prohibited (Detail 12).
- 3. There is approximately ±54 feet of existing depressed curb on Browning Road (CR 569) that provides for access to both Lot 4 (subject site) and the adjacent Lot 5. The Applicant is proposing to continue to utilize a portion of the depressed curb area as the access driveway for the proposed development which results in excessive depressed curb to the east of the site drive aisle based on the current design. If there is any excessive depressed curb with the driveway once redesigned in accordance with the County, the depressed curb shall be removed and replaced with full-height county curbing and sidewalk.
- 4. There is an existing inlet on Browning Road (CR 569) within the depressed curb area which may be impacted by the redesign of the Lot 4 (subject site) driveway and may require modification and/or top unit adjustment.
- 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 elevation of the existing manhole along the property frontage at the Lot 4 (subject site) driveway should be confirmed to be flush with the sidewalk elevation or modified accordingly.
- 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. The plans should be revised to include proper sight triangles at the Lot 4 (subject site) and Lot 6 access driveways on Browning Road (CR 569) for the posted speed limit.
- 8. A note should be added to the plan that the areas within the sight triangles shall be free of all vegetation or obstructions 18" high or higher.
- 9. Site Plans Must Conform with the Following Standards:
  - 3.3.1.1 Common Driveways

    Common driveways shall be encouraged or required as determined to be necessary by the County Engineer. The Applicant is proposing to accommodate full access movements to Browning Road (CR 569) through the adjacent Lot 6 access driveway. Documentation of the access easement should be provided.
  - 3.3.1.4 Drive-Through

    The site plan shall provide a minimum of 50 feet from the rear of the maximum queue (or 95<sup>th</sup> percentile queue) to a point where vehicles can freely maneuver into the site driveway circulation pattern. Testimony shall be provided that the

proposed storage is sufficient and will not impact the county road.

#### 3.3.1.9 Spacing of New Driveways

No portion of a driveway shall be located within 10 feet of a side property line. The Lot 4 (subject site) access driveway on Browning Road (CR 569) has a setback of ±3 feet. (Technical Wavier Recommended)

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

The applicant should provide vertical profiles of the Lot 4 (subject site) access driveway approaches to Browning Road (CR 569) that show the approach grades do not exceed a 7% grade approach. Additionally, the maximum grade differential between the slope of the new driveways and the cross slope of the county roads shall not be more than 8%.

#### 3.3.1.10.C Width of Driveways that Intersect a County Road

As a minimum, a new driveway must be designed to accommodate a single unit truck. The plan set shall be revised to demonstrate that a single unit truck can adequately maneuver into and out of the Lot 4 (subject site) access driveway on Browning Road (CR 569).

#### 3.3.1.10.D Driveway Aprons

The driveway apron shall flare out a minimum of 1'-5" on each side of the driveway at the terminus of the driveway at the county road. Larger driveway flares may be required to ensure that vehicles turning into and out of the driveway to the county road do not cross the centerline of the driveway or cross the centerline of the county road or encroach on an adjacent traffic lane. The plan set shall be revised to show/dimension the driveway apron flares the Lot 4 (subject site) access driveway on Browning Road (CR 569) and demonstrate that the driveway flares are sufficient and in accordance with the County standard detail for Standard Driveway Treatment: Apron and Flare (Detail 9).

#### 3.3.1.10.E Driveway and Apron Material

Driveways at a county road shall be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25' from the edge of pavement of the county road including a 4' width of sidewalk. The plans show concrete material for a distance of ±7 feet at the Lot 4 access driveway on Browning Road (CR 569).

#### 3.3.1.10.G Stop Sign and Stop Bar

A stop sign and stop bar shall be provided at each driveway to a county road. <u>The site plan shall be revised to provide a stop sign and stop bar on the Lot 6 access driveway on Browning Road (CR 569).</u>

#### 3.3.1.16 Pavement Markings

The stop bar detail shall be revised to indicate that the stop bars on the driveways to the county road shall consist of 24" wide white extruded thermoplastic material.

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

10. 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.

- 11. The applicant is not increasing the impervious coverage on the site or the applicant is decreasing the impervious coverage by 0.03 acres and does not meet the definition of major development under the stormwater regulations. Stormwater improvements as required under NJAC 7:8 are not required.
- 12. Our office does concur that the applicant is not required to meet the recharge requirements under NJAC 7:8 since the proposed development meets the definition of "urban redevelopment area" as a previously developed area delineated on the State Plan Map as a Metropolitan Area (PA1).
- 13. The design has met the water quantity requirement for peak rate of reduction.
- 14. The plan should include details for Type N eco grates for the storm inlets in the County road.
- 15. For flows going to County pipe:
  - a. 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. <u>Provide calculations to ensure this is the case.</u>
  - b. <u>Provide gutter spread calculations for the inlet immediately upstream of the proposed</u> driveway along West Browning Road to ensure that spread is acceptable.

#### **DETAILS**

- 16. <u>All construction or reconstruction within the County right-of-way is to be at County standards, and</u> Federal ADA standards.
- 17. 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.
- 18. 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.
- 19. A detail should be provided for vertical curb tapers for the drive aisle curb where it abuts the County right-of-way.
- 20. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches.
- 21. The following County standard details are required for improvements in the County right-of-way:

  Details:
  - 1. Standard 8"X9"X18" Concrete Vertical Curb
  - 2. Standard Depressed Concrete Curb
  - 3. Standard Vertical Concrete Curb Taper
  - 4. Standard Concrete Sidewalk
  - 5. Standard Concrete Driveway and Concrete Apron
  - 6. Standard Driveway Treatment: Apron and Flare (Plan View)

- 7. Standard Pavement Marking Legend
- 8. Standard Left Turn In and Left Turn Out Prohibited
- 9. Typical Roadway Restoration for Curb Installation

#### **ADMINISTRATIVE**

- 22. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
- 23. <u>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.</u>
- 24. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division http://www.camdencounty.com/service/public-works/permits/, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant. 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.
- 25. Camden County Planning Board Process Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board does not provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.
- 26. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
- 27. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
- 28. 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.
- 29. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.
- 30. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.

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

#### **OUTSIDE AGENCY APPROVALS**

33. Applicant is responsible for all environmental permits required.

William England, PE

Assistant County Engineer



Cc: Applicant: N/A

Applicant Attorney: Damien DelDuca, Esq. - dod@delducalewis.com Applicant Engineer: Brian J. Atkins, PE – <u>batkins@sr3engineers.com</u>

Municipal Planning Board Secretary: Margret Sandrock - <a href="mailto:msandrock@bellmawr.com">msandrock@bellmawr.com</a>

Municipal Review Engineer: Steven Bach, PE <a href="mailto:sbach@bachdesigngroup.com">sbach@bachdesigngroup.com</a>



Making It Better, Together.

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

#### Camden County Planning Board

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

Phone: 856.566.2978 Fax: 856.566.2988 E-mail: planningdivision@camdencounty.com This application must be completed in full, duplicated, signed and filed with the municipality. Please also submit a copy of local application and approval. See County Submission requirement list for all documents necessary for a complete application.

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:	
Project Name: Chipotle	
Project Address (if applicable) & Municipality: 2 N.	Black Horse Pike, Bellmawr, NJ
Abuts County Road:	County Route No.:
Type of Submission (please check one):	
New Site Plan	
New Minor Subdivision	
New Major Subdivision	
Request for Letter of No Impact or Waiver Review	а 19
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:	(4-54-54-54-54-54-54-54-54-54-54-54-54-54
Plate(s):24	Existing Zoning: Light Industrial
Block(s): 139	Variance(s) Required: Yes, see below
Lot(s): 2, 3, 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.

#### Variances:

- 1. Section 260-57H Minimum setback requirement for trash enclosure 5 feet required; 1.5 feet proposed;
- 2. Section 260-87 Loading zone; 1 loading space required; 0 loading spaces proposed;
- 3. Section 260-90D(2) Maximum area of freestanding sign; 25 sf permitted; 39.84 sf proposed;
- 4. Section 260-90D(4) Maximum height of freestanding sign; 12 feet permitted; 20 feet proposed;
- 5. Section 260-90D(1) Maximum number of façade signs; 2 permitted; 3 proposed; and
- 6. Section 260-90D(2) Minimum setback requirement for freestanding sign from right of way; 20 feet required; 8.6 feet proposed.



5P-4-4-20

Applicant & Agent Contact Informa	tion (please type or print legibly	or your application may be	delayed);
Applicant & Agent Contact Informal  Applicant: Bellmawr Equities Address: 14000 Horizon Way  Email:  Damien O. Del Du  Attorney: Del Duca Lewis, I  Address: 21 E. Euclid Avenus  Email: dod@delducalewis.com  Brian J. Atkins,  Engineer: SR3 Engineers, LL  Address: 204 Harding Avenue	s, LLC Phone: Suite 100  ca LLC Phone: e, Suite 100  m and lmd@delduca PE C Phone:	856-439-9200 Town & State: M 856-427-4200 Town & State: Haalewis.com	Fax: 856-439-0404  Fount Laurel, NJ  Zip.: 08054  Fax: 856-427-4241  addonfield, NJ  Zip.: 08033  Fax:
Email: _batkins@sr3engineer	s.com		Zip.: 08031
Proposed Use (please check all that apply):			
Residential  Single Family Detached  Town Homes  Duplex  Apartments  Condominiums  Medical Care Residential	Common Co	tel Space	Industrial  Maintenance/ Repair Shop Flex Space Storage/ Warehouse Distribution Center Manufacturing Other:
Project Description & Statistics:  Short Description of Project: 2,3	25 sf Chipotle	e Restaurant	with one mobile order
pick up lane.			
Increase in Impervious Coverage? Total Amount of Land Disturbed: _	.49 acres		rease: 9.3% decrease
Total Gross SF of all Buildings/ De	velopment: 2,325	sf	
Total New Residential Units: N/A			
Total New Jobs Created: TBD			



5P. 4-4-20

Subdivision Description (if applicable): $\mathrm{N/A}$	
Does this application include a lot consolidation? YE	ES / NO
Will new lots be created? YES / NO How Many	y New Lots?
Size of Existing Lot(s):	
Portion to be Subdivided:	
Municipal Use:	
Title of Municipal Official:	
Authorized Municipal Signature:	Date:
Transmittal Date (if applicable):	
Phone Number:	
Signatures Required:	
Name of Applicant: Bellmawr Equities, LLC	
Signature of Applicant: See Below	Date:
Agent Completing Application;	7
Daprlien Ó. Del 1	Duca, Esquire, Attorney for Applicant
Signature of Agent:	Date: 09/15/20
For County Use:	<u>Stamp Date Received Below</u>
Classification of Application:	RECEIVED
Fees Included with Application: YES / NO	
County Plan Number: 5 1-4-4-20	SIMMI .

## CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information
Name of Company/Organization: See attached Disclosure
Is the Company a Corporation? YES / NO
If yes, what State is the Corporation incorporated in?
Is the Company a Partnership? YES / NO
Is Company an Individual Owner? YES / NO
Please list any/all individuals who are owners (full/ part) / (individual/multiple) of the Company/Organization.  If applicant is a Non-Profit Organization, please list all Board Members.
Name Address Title
I certify that the above information is true and correct to the best of my knowledge:
$X_{-}$
Signature of Owner & Title Date
X
Signature of Owner & Title Date

5P-4-4-20



#### OWNERSHIP DISCLOSURE STATEMENT

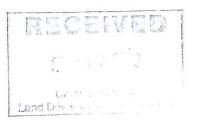
Bellmawr Equities, LLC 14000 Horizon Way, Suite 100 Mount Laurel, New Jersey 08054

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

	NAME	ADDRESS	
1	Vernon W. Hill, II	262 East Main Street Moorestown, NJ 08057	
2	John P. Silvestri	15 Lane of Acres Haddonfield, NJ 08033	
3	Daniel P. Silvestri	45 Lane of Acres Haddonfield, NJ 08033	
4	Silvestri Family II, LLC	14000 Horizon Way, Suite 100 Mount Laurel, NJ 08054	
5	John P. Silvestri	15 Lane of Acres Haddonfield, NJ 08033	
6	The John P. Silvestri Trust dated September 17, 2004 FBO Daniel P. Silvestri	14000 Horizon Way, Suite 100 Mount Laurel, NJ 08054	
7	The John P. Silvestri Trust dated September 17, 2004 FBO John P. Silvestri, III	14000 Horizon Way, Suite 100 Mount Laurel, NJ 08054	
8	The John P. Silvestri Trust dated September 17, 2004 FBO Elise C. Silvestri	14000 Horizon Way, Suite 100 Mount Laurel, NJ 08054	

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

5P-4-4-20



Sworn and subscribed before me this day of September, 2020.

Name: Title:

Detwied Man

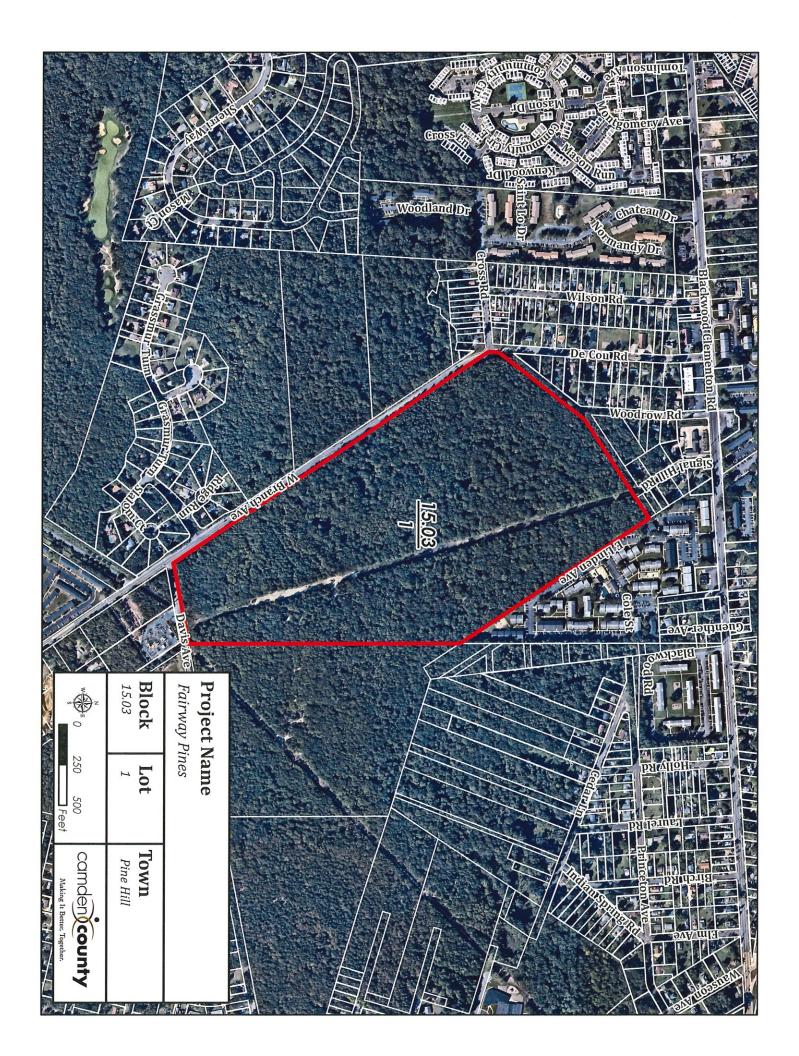
Notary Public

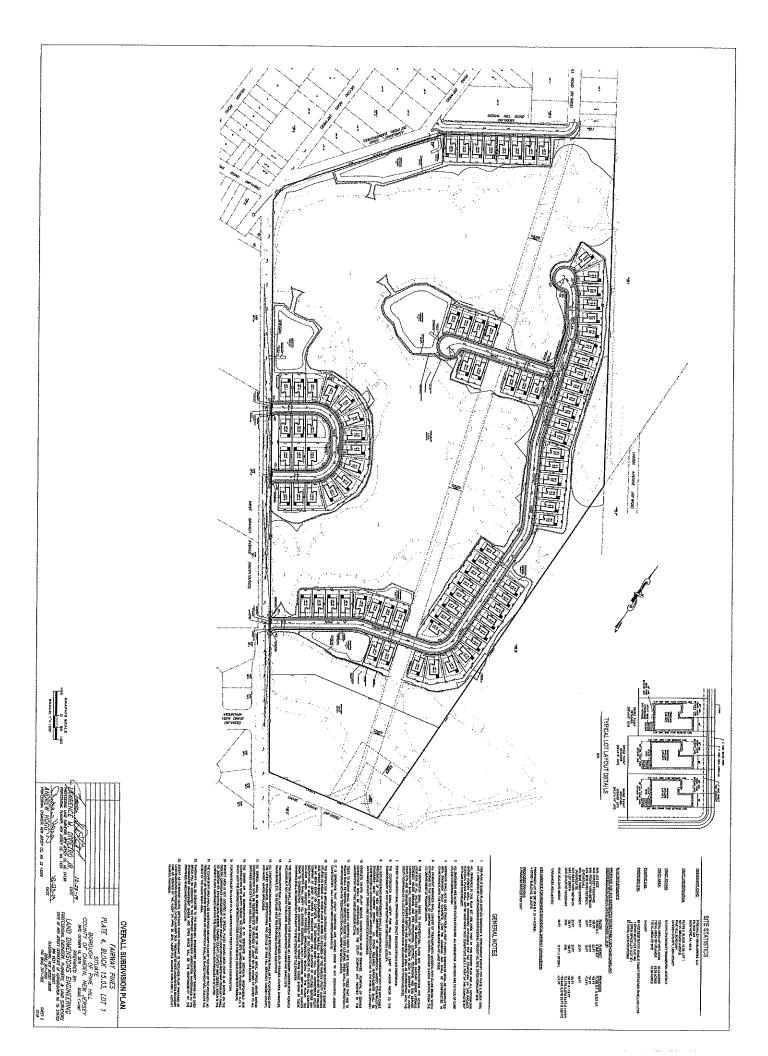
Carol Ann losca Notary Public of New Jersey My Commission Expires Sept. 1, 2021

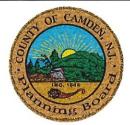
STAFF REPORT MEETING OF:	RE:	Fairway Pines	
MEETZING OT	Plan:	MJ-28-1-20	
	Municipality:	Pine Hill	
	Applicant:	Pine Valley Developers, LLC.	
	Abuts County Route:	West Branch Ave. 687	

The subject property is Block 15.03 Lot 1, comprising roughly 72 acres, fronting on W Branch Avenue (CR 687), approximately 0.25 miles south of the Blackwood-Clementon Road intersection. The existing lot is almost entirely wooded with areas of wetlands. There is not currently access to the site.

This application proposes an age-restricted residential development. The land will be subdivided into 85 single family dwelling lots, one (1) open space lot and one (1) lot designated for future development. Fifty-seven (57) homes will be accessed from Road "A" which will have one intersection with CR 687. These homes will front on either Road "A" or Road "B". Twenty (20) homes will front on Road "C" which is horseshoe shaped, having two intersections with CR 687. Eight (8) homes will front on Ashelman Road. The applicant proposes to pave Ashelman Avenue as part of the project, as no roadway currently exists. A stormwater management system of inlets, piping, four (4) wet ponds and two (2) infiltration basins are proposed to meet the stormwater management requirements of the development. The proposed improvements will be constructed in four phases.







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

COUNTY PLAN: MJ-28-1-20

Fairway Pines PROJECT NAME			ough of Pine Hill MUNICIPALITY
TYPE OF PLAN	TAX MA	P DATA	REVIEW STATUS
SITE PLAN PRELIMINARY PLANX OTHER - SUBDIVISION	PLATE: <u>4</u> BLOCK: <u>15.03</u> LOT (s): <u>1</u>		
NAME: _Pine Valley Developers LLC  ADDRESS:501 W Branch Avenue  CITY: _Pine Hill STATE: _New Jersey ZIP: _08021			
SITE ABUTS COUNTY HIGHWAY: _County Route No. 687			

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

#### **GENERAL**

The subject property is Block 15.03 Lot 1, comprising roughly 72 acres, fronting on W Branch Avenue (CR 687), approximately 0.25 miles south of the Blackwood-Clementon Road intersection. The existing lot is almost entirely wooded with areas of wetlands. There is not currently access to the site.

This application proposes an age-restricted residential development. The land will be subdivided into 85 single family dwelling lots, one (1) open space lot and one (1) lot designated for future development. Fifty-seven (57) homes will be accessed from Road "A" which will have one intersection with CR 687. These homes will front on either Road "A" or Road "B". Twenty (20) homes will front on Road "C" which is horseshoe shaped, having two intersections with CR 687. Eight (8) homes will front on Ashelman Road. The applicant proposes to pave Ashelman Avenue as part of the project, as no roadway currently exists. A stormwater management system of inlets, piping, four (4) wet ponds and two (2) infiltration basins are proposed to meet the stormwater management requirements of the development. The proposed improvements will be constructed in four phases.

#### The following documents have been reviewed:

- 1. Site plan entitled "Preliminary/Final Subdivision Plans of Plate 4, Block 15.03, Lot 1, Situated in the: Pine Hill Borough, Camden County, New Jersey", prepared by Andrew Hogg, Land Dimensions Engineering; dated October 15, 2019 and revised 6/10/20.
- 2. Subdivision plan entitled "Final Plan of Lots, Fairway Pines, Plate 4, Block 15.03, Lot 1, Situate Borough of Pine Hill, County of Camden, New Jersey", prepared by Lawrence M. Divietro Jr., Land Dimensions Engineering; dated June 12, 2020.
- 3. Stormwater Management Report for "Block 15.03, Lot 1, Pine Hill Borough, Camden County, New Jersey", prepared by Andrew Hogg, Land Dimensions Engineering; dated November 11, 2019 and revised June 12, 2020.
- 4. Environmental Impact Statement for "Fairway Pines, Block 15.03, Lot 1, Borough of Pine Hill, Camden County, NJ" prepared by Land Dimensions Engineering; dated April 27, 2020.
- 5. Updated Traffic Impact Assessment for "Proposed Age-Restricted Community Branch Avenue, Pine Hill Borough, Camden County, New Jersey", prepared by David H. Horner, Horner & Canter Associates; dated November 25, 2019, revised June 15, 2020.
- 6. Survey entitled "Boundary and Topographic Survey, Plate 4, Block 15.03, Lot 1, Situate Borough of Pine Hill, Camden County, NJ" prepared by Lawrence M. Divietro Jr., Land Dimensions Engineering; dated February 2019.
- 7. Survey entitled "West Branch Avenue Roadway Survey, Plate 4, Block 15.03, Lot 1, Situate Borough of Pine Hill, Camden County, NJ" prepared by Lawrence M. Divietro Jr., Land Dimensions Engineering; dated February 2019.
- 8. Solid Waste Recycling Report for "Fairway Pine Residential Subdivision, Block 15.03, Lot 1, Borough of Pine Hill, Camden County, NJ", prepared by Land Dimensions Engineering, dated May 4, 2020.

#### **RIGHT OF WAY**

1. The Camden County Master Plan indicates that W Branch Avenue (CR 687) has a proposed right-of-way of 50 feet, with an existing right-of-way of 50 feet. The applicant is not required to provide additional right-of-way to the County.

#### SITE PLAN

- 1. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way. Several inlets are proposed within the County right-of-way and it is unclear if they roadway will be disturbed or if any pavement repairs are proposed.
- Curb and sidewalk currently exist on De Cou Road. The applicant should extend the proposed sidewalk and curb on W Branch Ave from the northeast most driveway to meet the existing sidewalk on De Cou Road.
- 3. Sidewalk proposed on the southside of Road "A" should extended to Lots 76 and 77, at a minimum.

- 4. Sight triangle easements shall be required at all proposed road or street intersections with the county road. Sight triangle easements should be in accordance with AASHTO standards.

  The applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement area.
- 5. <u>Applicant shall clarify if a handicap ramp is proposed on the south side of Road "A", the southernmost intersection.</u> A proposed handicap ramp callout points to the south side of the road however there does not appear to be a ramp proposed.
- 6. <u>Centerline striping should be added at all proposed intersections, approaching the County</u> Road.
- 7. No parking should be allowed near the proposed intersections with the County Road. Subsequent no parking signs should be added.
- 8. Site Plans Must Conform with the Following Standards:
  - 3.3.1.8 Intersections, Left Turn, Stopping Sight Distance
    In accordance with 3.3.1.8, new roads shall be located to provide an unobstructed line of sight. It appears that the proposed tree line encroaches into the sight triangles. The tree line should be revised accordingly.
  - 3.3.1.16 Pavement Markings

The existing centerline and edge lines on the County Road shall be removed by the grinding method, a minimum of 25' on either side of the extended centerline of the new roadway intersections. Additionally, the handicap ramp detail on Sheet 13 should note that the stop bar and cross walk shall be long-life extruded thermoplastic.

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

- 1. The applicant is ultimately disturbing one or more acres (43,560 SF) of land and increasing impervious surface by one-quarter acre (10,890 SF) or more. Stormwater management measures, including inlets, piping, four (4) wet ponds and two (2) infiltration basins, are provided that do meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge.
- 2. A groundwater mounding analysis is required for the proposed infiltration basins.
- 3. The applicant must demonstrate that the Camden County storm pipe system has the capacity to handle the runoff directed into the County storm pipe system (pipe crossing under W Branch Ave) 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.
- 4. Grate elevation and pipe invert information for the point of analysis (pipe crossing under W Branch Ave) should be show on the plans. It appears the site will drain to this crossing and eventually outlet onto Block 15.01 Lot 1.02. Applicant shall provide testimony regarding where this pipe crossing eventually outlets to and the potential downstream impacts.

- <u>Applicant shall also perform inspection of the existing structure to determine if any repairs</u> are needed.
- 5. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant in order to ensure that the stormwater system can be maintained in perpetuity.
- 6. 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.
- 7. Safety ledges are provided, however the BMP Manual states that safety ledges should be provided 1'-1.5' and 2.5' above the permanent pool elevation. The safety ledges should be revised accordingly.
- 8. The proposed aerator location should be shown on the plans and a subsequent detail provided.
- Details for the proposed outlet control structures should be provided. Additionally, the callout for the outlet control structure for Basin E is cut off the page. This information shall be provided.
- 10. Spillways should be provided for Basins B, E and F.
- 11. A minimum of two test pits and infiltration tests are required for each infiltration basin. One test pit was performed in Basin F and no test pits were performed in Basin E. Applicant shall provided test pits in the area confirming ground water elevation and infiltration rate or additionally soil testing will be required.
- 12. <u>Applicant must confirm that there is no pipe conflict between the existing force main in Ashelman Road and proposed inlets 402, 403, 404 and associated piping.</u>

#### **DETAILS**

- 13. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
- 14. 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.
- 15. 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.
- 16. The handicap ramps in the Camden county right-of-way must meet the standards of the Proposed Accessibility Guidelines for pedestrian Facilities in the Public Right-of-way dated July 26, 2011. The handicap ramp detail should be revised to note a 2% max cross slope for the ramp and 2% max slope in all directions for the 5' x 5' level landing.

- 17. 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.
- 18. A detail should be provided for County roadway trench restoration for work adjacent to utility trenches. The pavement restoration should be 6" of dense grades aggregate, 8" of temporary base pavement, then 2" mill and top pave after 3-4 months of trench settlement.

  Proposed limits of pavement restoration within the County Road should be shown on the plans adjacent to curbing and utilities.
- 19. The following County standard details are required for improvements in the County right-of-way:

#### Details:

- 1. Standard 8"X9"X18" Concrete Vertical Curb
- 4. Standard Vertical Concrete Curb Taper
- 5. Standard Concrete Sidewalk
- 17. Hot Mix Asphalt Pavement
- 18A. Typical Roadway Restoration for Curb Installation

#### **ADMINISTRATIVE**

- 20. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan and subdivision plats on disk or flash drive.
- 21. 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.
- 22. 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 <a href="http://www.camdencounty.com/service/public-works/permits/">http://www.camdencounty.com/service/public-works/permits/</a>, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant.
- 23. 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.
- 24. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
- 25. 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.

- 26. 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.
- 27. Underground irrigation systems shall not be located within the County right-of-way.
- 28. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

#### **OUTSIDE AGENCY APPROVALS**

- 29. Applicant is responsible for all environmental permits required.
- 30. Applicant is responsible for all water and sewer permits/approvals.
- 31. Applicant is responsible for a Camden County Soil Conservation District permit.

William England PE,

Assistant County Engineer

DATE



Cc: Applicant: Pine Valley Developers LLC c/o Robert D. Mintz: bob@freemanandmintzpa.com

Applicant Attorney: Robert D. Mintz: bob@freemanandmintzpa.com
Applicant Engineer: Larry DiVietro Jr.: Larry@landdimensions.com

Municipal Planning Board Secretary: Les Gallagher: lgallagherjr@pinehillboronj.com

Municipal Review Engineer: Hugh J. Dougherty: hdougherty@pennoni.com



Making It Better, Together.

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

#### **Camden County Planning Board**

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

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:	
Project Name: Fairway Pines	
Project Address (if applicable) & Municipality:501 We	st Branch Avenue, Pine Hill, New Jersey
Abuts County Road: West Branch Avenue	County Route No.: 687
Type of Submission (please check one):	
<ul> <li>○ New Site Plan</li> <li>○ New Minor Subdivision</li> <li>○ New Major Subdivision</li> <li>○ Request for Letter of No Impact or Waiver Review</li> <li>○ Revision to Prior Site Plan</li> <li>○ Original Site Plan Application No.:</li> <li>○ Resubmission of Major Subdivision</li> <li>○ Original Major Subdivision Application No.:</li> </ul>	
Tax Map Data:	Date Originally Approved.
Plate(s): Block(s):1 Lot(s):1	Existing Zoning: R-Low (Low Density Residential)  Variance(s) Required: Prior use variance granted for project density

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/officesdepartments/planning-division. If you have any questions please call 856-566-2978.

MS. 28-1-20 Thomas P. (CUL

Applicant & Agent Contact Informatio	n (please type or print legibl	y or your application may	be delayed):	
Applicant: Pine Valley Developers LL	CPhone:	215-399-6605	Fax:	
1050 177 701 11 701			Atlantic City, New Jersey	
Email: c/o bob@freemanandmintzpa.c	om		Zip.: 08401	
Attorney: Robert D. Mintz, Esq.	Phone:	856-795-1234	Fax: _ 856-795-4620	
Address: 34 Tanner Street		Town & State:	Haddonfield, New Jersey	
Email: bob@freemanandmintzpa.com Larry DiVietro, Jr.			Zip.: 08033	
Engineer: Land Dimensions Engineer	ring Phone:	856-307-7800	Fax:856-307-7805	
Address: 3 East High Street				
Email: Larry@landdimensions.com			Zip.:08028	
Proposed Use (please check all that apply):				
Residential	Con	nmercial	<u>Industrial</u>	
Single Family Detached	Retail		Maintenance/ Repair Shop	
Town Homes	Office		O Flex Space	
Duplex	Restaurant/ F	ood Establishme	ent Storage/ Warehouse	
Apartments (use variance only w/ 6 acre subdivision)	O Hospitality/ H	otel Space	Oistribution Center	
Condominiums	Medical Use		Manufacturing	
Medical Care Residential	O Sports or Ent	ertainment	Other:	
Project Description & Statistics:				
Short Description of Project: 85 un				
apartment of 4 stories, 30 units, project	(site plan is not here	requested for apartn	nent and will be filed separately if use	
variance granted).			RECEIVED	
			1AN 7 9 2003	
			Carngen County	
			Land Davelupment and Review	
Increase in Impervious Coverage?:	YES/100X To	otal Increase 🕬	DECREASEX 9.2 +/- acres	
Total Amount of Land Disturbed: _	13.9 +/- acres	0 0		
Total Gross SF of all Buildings/ De	velopment:	403,000 +/- square	feet	
Total New Residential Units: 85 senior residences (age-restricted)				
Total New Jobs Created:  First phas, i.e., residential subdivision, will create multiple of dozens of construction jobs; second phase future apartment, will result in both construction and permanent jobs, the number of which is not currently determined.				

MJ-28-1-20 Characan P. / Sally

Subdivision Description (if applicable):				
Does this application include a lot consolidation? YES/NO				
Will new lots be created? YES /XNXX How Many New Lots?87				
Size of Existing Lot(s): 76 +/- acres				
Portion to be Subdivided:70 acres residential (85 units, 1 open space), and 6-acre apartment				
Municipal Use:				
Title of Municipal Official:				
Authorized Municipal Signature: Date:				
Transmittal Date (if applicable):				
Phone Number:				
Signatures Required:				
PINE VALLEY DEVELOPERS LLC				
Name of Applicant:				
Signature of Applicant:     * Description   *				
Agent Completing Application:				
Signature of Agent: Date:				

#### For County Use:

Classification of Application:

Fees Included with Application: YES / NO

County Plan Number: H5-28-1-20

Stamp Date Received Below

RECEIVED

JAN 2 9 2019

Camden County

Land Development and Review

## CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP

**Company/ Organization Information** 



Making It Better, Together.

Name of Company/Organization: Pine Valley Developers LLC					
Is the Company a Corporation? XES / NO					
If yes, what State is the Corporation incorporated in?					
Is the Company a Partnership? YES / NO					
Is Company an Individual Owner? YES / NO  Is Company a Limited Liability Company? YES  Please list any/all individuals who are owners (full/ part)  If applicant is a Non-Profit Organization  Name  Address	n, please list all Board Members.				
		Title			
Thomas Kelly P. O. Box 425 New Hope, PA	1 18938	00% owner			
	RECEIVED				
	JAN 2 9 2/20				
	Canger Cornty Land Development and Review				
I certify that the above information is true and correct to the best of my knowledge:  Pine Valley Developers, LLC  X Signature of Owner & Title Thomas Kelly  Date					
XSignature of Owner & Title	Date				
MS-28-1-20					

STAFF REPORT MEETING OF:	RE:	Stratford Towns	
FILLING OF.	Plan:	MJ-32-1-20	
	Municipality:	Stratford	
	Applicant:	Stratwin, LLC.	
	Abuts County Route:	Berlin Rd. (Cr. 702)	

The applicant is proposing to construct a 49-unit townhome development along Berlin Road in Stratford, Camden County. Lots 2, 3 and 6 of Block 53 will be consolidated into one 4.142-acre site. The applicant proposes to demolish all existing features to construct the proposed residential townhomes. Other improvements to the site include storm and sanitary sewer, sidewalks, landscaping, lighting and parking. There will be 2 stormwater management basins constructed.

The property is located along County Route 702 (Berlin Road). The applicant proposes two full movement driveways along the county roadway for access to the development. To the north of the property, across Berlin Road is Lindenwold Borough and the parking lot for NJ PATCO. To the east is Bryant Avenue and to the west is Arlington/Coolidge Avenue. Coolidge Avenue becomes its southern edge.





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

COUNTY PLAN: MJ-32-1-20

Stratford Towns PROJECT NAME		Stratford  MUNICIPALITY		
TYPE OF PLAN	TAX MA	P DATA	REVIEW STATUS	
X SITE PLAN PRELIMINARY PLAN OTHER	PLATE: 9 BLOCK: 53 LOT (s): 2,			
NAME: Stratford Towns – Stratwin, LLC  ADDRESS: 21 Route 31 North, #35B				
SITE ABUTS COUNTY HIGHWAY:(		<b>ZIP:</b> 08534		

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

#### **GENERAL**

The applicant is proposing to construct a 49-unit townhome development along Berlin Road in Stratford, Camden County. Lots 2, 3 and 6 of Block 53 will be consolidated into one 4.142-acre site. The applicant proposes to demolish all existing features to construct the proposed residential townhomes. Other improvements to the site include storm and sanitary sewer, sidewalks, landscaping, lighting and parking. There will be 2 stormwater management basins constructed.

The property is located along County Route 702 (Berlin Road). The applicant proposes two full movement driveways along the county roadway for access to the development. To the north of the property, across Berlin Road is Lindenwold Borough and the parking lot for NJ PATCO. To the east is Bryant Avenue and to the west is Arlington/Coolidge Avenue. Coolidge Avenue becomes its southern edge.

The property is located within the Berlin Road Redevelopment District.

#### The following documents have been reviewed:

- 1. Site plan entitled "Preliminary and Final Plat, Stratford Towns Major Subdivision", prepared by Brian S. Peterman, PE, Peterman Maxcy Associates, LLC; dated March 13, 2020 consisting of the following:
  - a. Cover Sheet, 1 of 13
  - b. Preliminary Plat of Lots, Stratford Towns, Sheet 2 of 13
  - c. Existing Conditions/Demolition Plan, Sheet 3 of 13
  - d. Development Plan, Sheet 4 of 13
  - e. Grading Plan, Sheet 5 of 13
  - f. Final Utility Plan, Sheet 6 of 13
  - g. Landscaping and Lighting Plan, Sheet 7 of 13
  - h. Construction Details, Sheet 8 of 13
  - i. Construction Details, Sheet 9 of 13
  - j. Utility Details, Sheet 10 of 13
  - k. Utility Details, Sheet 11 of 13
  - I. Soil Erosion and Sediment Control Plan, Sheet 12 of 13
  - m. Soil Erosion and Sediment Control Details, Sheet 13 of 13
- 2. Soil Management and Preparation Plan, prepared by Brian S. Peterman, PE, Peterman Maxcy Associates, LLC; dated March 13, 2020, Sheet 1 of 1
- 3. Truck Turning Template, prepared by Brian S. Peterman, PE, Peterman Maxcy Associates, LLC; dated March 13, 2020, Sheet 1 of 1
- 4. Stormwater Management Report for "Stratford Towns Major Subdivision", prepared by Brian S. Peterman, PE, Peterman Maxcy Associates, LLC; dated March 13, 2020
- 5. Stormwater Maintenance Plan for Stratford Towns Major Subdivision", prepared by Brian S. Peterman, PE, Peterman Maxcy Associates, LLC, dated March 13, 2020
- 6. Groundwater Mounding Analysis for Stratford Towns Major Subdivision, prepared by Brian S. Peterman, PE, Peterman Maxcy Associates, LLC, dated March 13, 2020
- 7. Traffic Engineering Assessment for "Stratford Town Residential", prepared by Nathan B. Mosley, PE, CME, Shropshire Associates, LLC, dated July 10, 2020
- 8. Review letter, prepared by Bach Associates, PC, dated July 10, 2020

#### **RIGHT OF WAY**

- It is unclear at this time if the applicant will be required to provide Right of Way by easement. The
   County request that the applicant submit deeds and filed maps associated with the property that
   show the existing Right of Way so that we can better determine the location of the existing versus
   future Right of Way.
- 2. The applicant should label all proposed improvements within the County ROW. A county curb detail is provided on Sheet 8 of 13. It appears as if curbing is proposed on the site frontage along

Berlin Road (County Route 702). Other proposed improvements include: a 4-foot-wide sidewalk on Berlin Road where none had previously existed, 2 driveway aprons and crosswalks at the driveways. An existing storm inlet will be converted to a manhole and a second inlet will be converted from a B-inlet to an E-inlet. There is a proposed sanitary manhole in the western driveway within the County ROW. The existing bike lane has not been labeled.

- 3. <u>Line weights should be adjusted so that the plan is easier to read. Attempting to discern the edge of pavement, striping, etc., from proposed improvements is difficult with all lines appearing to be the same.</u>
- 4. The plans should show the entire bike lane striping plan along Berlin Road. No parking signs shall be installed along the frontage of the property
- 5. The demolition plan does not show any proposed demolition within the County ROW.
- 6. The proposed curb extends in the adjacent (Lot 1) driveway. A curb taper shall be provided ending prior to the driveway.
- 7. The sidewalk and curb ( to the b inlet on the South West side of Bryant Ave. including crosswalk striping ) along Berlin Road should be extended to Bryant Avenue with a handicap ramp provided.
- 8. The applicant should provide sight triangles on the plan at each driveway. 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 are to be shown on plans. The applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement area.
- 9. The condition and capacity of the existing terra cotta sanitary sewer pipe in the ROW should be evaluated prior to the proposed connection from the proposed project. We recommend televising the terra cotta line.
- 10. The utility pole at the eastern access should be noted to be relocated.
- 11. Any necessary sawcut required along Berlin Road should be at the white line separating the traffic lane and bike lane. This will ensure that there will be a smooth payement within the bike lane.
- 12. Site Plans Must Conform with the Following Standards:
  - 3.3 Site Plan
  - 3.3.1.8 Intersections, Left Turn, Stopping Sight Distance
    (Plan Does Not Conform) The plans should show the sight triangles on the site plan and the landscaping plan to demonstrate that turns exiting the site can be safely accomplished.

    Sight triangle easements should be provided if necessary.
  - 3.3.1.9 Spacing of New Driveways

    (Plan Does Not Conform) Two driveways are proposed along County Route 702. The driveways are spaced approximately 335 feet apart. This section of the standard requires a minimum distance of 400 feet between the closest edges of the driveways. A technical waiver will be required.

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

(*Plan Does Not Conform*) It is unclear if the plan meets this standard requirement.

Driveway profiles have not been provided. This should be added to the plan.

#### 3.3.1.10.E Driveway and Apron Material

(*Plan Does Not Conform*) The plans should show the extent of the proposed driveway and apron materials required by the County. The driveway apron shall be constructed of reinforced concrete a minimum of 25 feet from the edge of pavement of the county road. If depressed curbing is to be provided at the driveway, a construction detail should be provided. If the County roadway is to be saw cut, that information should also be provided.

3.3.1.10.F Americans with Disabilities Act (ADA) Requirements

(*Plan Does Not Conform*) The sidewalk within the County right-of-way is 4 feet wide. Three

(3) 5' by 5' ADA passing areas shall be provided, not exceeding 200 feet intervals.

#### 3.3.1.10.H Left Turn Storage Lanes

(*Plan Does Not Conform*) A proposed striping plan for Berlin Road (CR 702) has not been provided. It does not appear that roadway striping is proposed as part of this project. If striping is proposed, the locations should be labeled.

#### 3.3.1.10.I By-Pass Areas

(*Plan Does Not Conform*) A detail for the left turn actions into the site has not been provided. It does not appear that roadway striping is proposed as part of this project.

#### 3.3.1.10.K Centerline and Lane Transitions

(*Plan Does Not Conform*) No striping is proposed, though a note regarding is shoulder line and center line striping is provided.

#### 3.3.1.13 Temporary Construction Access

(*Plan Does Not Conform*) A temporary construction access is proposed from the site along Berlin Road. The Soil Erosion and Sediment Control Plans shows its location. A note should be added to the plan that a Camden County Highway Department Road Opening Permit must be obtained for any driveway to be used for construction access whether such driveway is temporary or is at the approved location for the site access.

#### 3.3.1.14 Traffic Signs

(*Plan Does Not Conform*) No traffic signs are proposed. However, it is unclear if signs will be required should the roadway striping be improved.

#### 3.3.1.16 Pavement Markings

(*Plan Does Not Conform*) Note 6 of the design notes states the crosswalks and stop bars shall be thermoplastic. Within the County ROW, these items shall be long life extruded thermoplastic. The note should be updated to reflect this requirement. In addition, there is no indication on the plan that shows centerline and shoulder striping will be provided. As it appears there is a bike lane along the property frontage, this striping should also be updated. The crosswalk detail provided on sheet 8 should be revised to meet the requirements of this section of the county standards.

- 1. 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 must demonstrate that the project 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 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.
  - The stormwater that enters the county system from the site is from direct runoff from the parking area. The applicant should provide a summary as to how TSS will be reduced for that stormwater entering the county system. In addition, the roof-drains from Property 4 to 11 should be shown on the plan to indicate where this roof runoff will be directed.
- c. Demonstrate that the amount of groundwater recharge in the post-developed condition is equal to or greater than the pre-developed condition.

  Recharge calculations have been provided.
- d. <u>Incorporate low impact development techniques to the maximum extent possible.</u> <u>The Low Impact Development Checklist has been provided.</u>
- 2. 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.
- 3. In its existing condition, stormwater runoff travels along Berlin Road, and without curbing, provides sheet flow onto Lots 2 and 3. Lot 2 has an existing headwall, a low point with 8" CIP to a catch basin with 15"CIP exiting, which then drains into the inlet on Berlin Road. With the introduction of curbing along Berlin Road, and the conversion of the existing inlet to a manhole, much of the sheet flow will now be collected at the curb and conveyed to the inlet at the eastern property line on Berlin Road along the curb line. The applicant should quantify this runoff and provide calculations that demonstrate that the runoff will not impact the

downstream drainage structures.

- 4. 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.
- 5. The stormwater drainage area maps show only to the property line. All areas of disturbance should be shown on the plan. In addition, the proposed sidewalks and driveway aprons impervious surface should be accounted for when providing stormwater calculations.
- 6. The drainage area map delineation should be clearer. It is difficult to discern the actual locations of each drainage area as the line type and weight changes throughout.
- 7. 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.
- 8. 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.
- 9. <u>For flows going to County pipe, the following information should be summarized in the stormwater report:</u>
  - 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.

#### **TRAFFIC**

10. The traffic study notes that residents may utilize the nearby PATCO station. Testimony to be provided on the pedestrian accessibility from the site and location(s) where residents will cross Berlin Road to reach the to the PATCO station and if any traffic control devices will be necessary.

#### **DETAILS**

- 11. <u>All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.</u>
- 12. 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. The turning templates provided are not clear if these vehicles will cross over the curb or centerlines of the roadway.
- 13. 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.
- 14. All curbing shall be constructed 18 feet from the legal centerline.

- 15. Depressed curbing shall be installed at all driveways on County roads. A detail should be provided.
- 16. <u>The crosswalk striping within the right-of-way should be revised in accordance with MUTCD Section. 3B.18.15</u>
- 17. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. If the roadway is an asphalt road, the pavement restoration should be 6" of dense grades aggregate, 8" of temporary base pavement, then 2" mill and top pave after 3-4 months of trench settlement. A detail should be provided.
- 18. The following County standard details are required for improvements in the County right-of-way:

  Details:
  - 3. Standard Depressed Concrete Curb
  - 4. Standard Vertical Concrete Curb Taper
  - 5. Standard Concrete Sidewalk
  - 6. <u>Standard Concrete Driveway and Concrete Apron</u>
  - 10. Standard Pavement Marking Legend
  - 15. Curb Inlet with Bicycle Safe Grate and Type 'N-Eco' Curb Piece
  - 18.A. Typical Roadway Restoration for Curb Installation

#### **ADMINISTRATIVE**

- 13. 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.
- 14. 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.
- 15. 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 <a href="https://www.camdencounty.com/service/public-works/permits/">http://www.camdencounty.com/service/public-works/permits/</a>, 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.
- 16. 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.
- 17. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.

- 18. 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.
- 19. 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.
- 20. 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.
- 21. Underground irrigation systems shall not be located within the County right-of-way.
- 22. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

#### **OUTSIDE AGENCY APPROVALS**

23. Applicant is responsible for all environmental permits required.

9/2020 DATE

William England , PE

Assistant County Engineer

Cc: Applicant: Stratwin, LLC

Applicant Attorney: Robert Mintz, Esq.- <a href="mailto:bob@freemanandmintzpa.com">bob@freemanandmintzpa.com</a> Applicant Engineer: Brian S Peterman <a href="mailto:petermaneng@comcast.net">petermaneng@comcast.net</a>

Municipal Planning Board Secretary: Sharon McCart - sharonmccart@stratfordnj.org

Municipal Review Engineer: Steven Bach, PE sbach@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

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: Stratford Towns				
Project Address (if applicable) & Municipality: <u>110 Berlin Road, Borough of Stratford</u>				
Abuts County Road: White Horse - Berlin - Lindenwold Rd County Route No.: 702				
Type of Submission (please check one):	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)			
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: Redevelopment District			
Block(s): 53	Variance(s) Required: N/A			
Lot(s): 2,3 & 6				

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.

MJ-32-1-20

# CAMDEN COUNTY PLANNING BOARD APPLICATION

Applicant & Agent Contact Information (	please type or print legibly or your application may be delayed	):		
Applicant: Stratwin, LLC	Phone: 856.727.4900	Fax: N/A		
	Town & State: Peni			
Email: michael@weisbergcomme		ip.:08534		
Attorney: Robert Mintz, Esq.	Phone: 856.795.1234	Fax: N/A		
	er St, #C Town & State: Hadd			
Email: Bob@freemanandmintzpa.co	omz	ip.: 08033		
Engineer: Brian S. Peterman, PE	Phone: 856.282.7444	Fax:856.282.7443		
Address: 189 S. Lakeview Dr, Suite 101 Town & State: Gibbsboro, NJ				
Email:petermaneng@comcast.net	z	ip.:08026		
Proposed Use (please check all that apply):				
Residential	Commercial	<u>Industrial</u>		
Single Family Detached (	Retail	Maintenance/ Repair Shop		
▼ Town Homes (	Office	◯ Flex Space		
O Duplex (	Restaurant/ Food Establishment	Storage/ Warehouse		
O Apartments (	Hospitality/ Hotel Space	O Distribution Center		
O Condominiums (	Medical Use	Manufacturing		
Medical Care Residential (	Sports or Entertainment	Other:		
Project Description & Statistics:				
Short Description of Project: A majo	or subdivision with townhomes. There	are a proposed 49 lots.		
The site will be serviced by public w	vater and public sewer. There will be to	vo (2)		
on-site stormwater management bas	ins to control the on-site drainage.			
Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: 72,959 sf / 1.675 Ac.				
Total Amount of Land Disturbed: 3.29 Ac.				
Total Gross SF of all Buildings/ Development: 9 Buildings				
Total New Residential Units: 49 (41 market rate and 8 affordable)				
Total New Jobs Created: N/A				

MJ-32-1-20

# 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? 51				
Size of Existing Lot(s): Lot $2 = 2.154$ Ac. + Lot $3 = 1.685$ Ac. + Lot $6 = 0.303$ Ac. Total: 4.142 Ac.				
Portion to be Subdivided:51 Lots				
Municipal (applicant) and built to a similar for the				
Municipal (applicant/agent must bring to municipality for sign				
Title of Municipal Official:				
Authorized Municipal Signature:	Date:			
Transmittal Date (if applicable):				
Phone Number:				
Signatures Required:				
Name of Applicant: X THEODORE GOLF	NO POULOS STROTWIN LLC			
Name of Applicant: X HECORE GOLF	Date: × 3/17/2020			
Agent Completing Application: Brian S. Petern	an, PE - Peterman Maxcy Assoc.			
Signature of Agent:	Date: X 3 26 2020			
For County Use:	Stamp Date Received Below			
Classification of Application:				
Fees Included with Application: YES / NO				
County Plan Number: MS-32-(->0				
County Plan Number:				

# CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information			
Name of Company/Organization: Stratwin, LLC			
Is the Company a Corporation? YES / NO			
If yes, what State is the Corporation incorporated in? New Jersey			
Is the Company a Partnership? YES (NO			
Is Company an Individual Owner? YES NO			
Please list any/all individuals who are owners (full/ part) / (individual/multiple) of the Company/Organization.  If applicant is a Non-Profit Organization, please list all Board Members.			
Name Address Title			
Theodore Colfinopoulas 192 Van Zanpi Rd Manging Member			
SKIL MAN, NO 08558			
due his 6 Chatsworth Ch. Member			
hausenceville, NJ 08648			
Robert Geiger 175 Pennington-Harbourton Rd. Member			
Tennington NJ 08534			
Michael Weisberg 83 Hillside have, Member			
Mt. haurel. NJ 08054			
Alex Weisberg 4 Farowood Roap Member			
Mt. housel NJ 08054			
I certify that the above information is true and correct to the best of my knowledge:			
A certify that the above information is true and correct to the best of my knowledge:			
X1 heroline Sul 19 /2020			
Signature of Owner & Title  MANASING Members  Date			
X X			
Signature of Owner & Title Date			

MJ-32-1-26