

Department of Public Works

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

## November 24<sup>th</sup> , 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 – September 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
  - D. Tractor Supply      SP-6-3-19      Berlin Twp.      Development of a Tractor Supply Store
7. Chairman's report
8. Attorney's Report
9. County Engineers Report
10. County Planning Report
11. New Business
12. Old Business
13. Adjournment

CC: Hon. Louis Cappelli, Jr., Esq, Freeholder Director  
Hon. Barbara Holcomb, Freeholder  
John Wolick, Director of Public Works  
Kevin Becica, County Engineer  
William England, Assistant 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 by 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****SP-15-2-20 Gloucester Twp.****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.

**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 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
				November 24, 2020
<i>Applications for Approval</i>				
	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-32-1-19	Stratford	49 unit housing project
SP-4	Tractor Supply	SP-6-3-19	Berlin Twp.	Development of a Tractor Supply Store

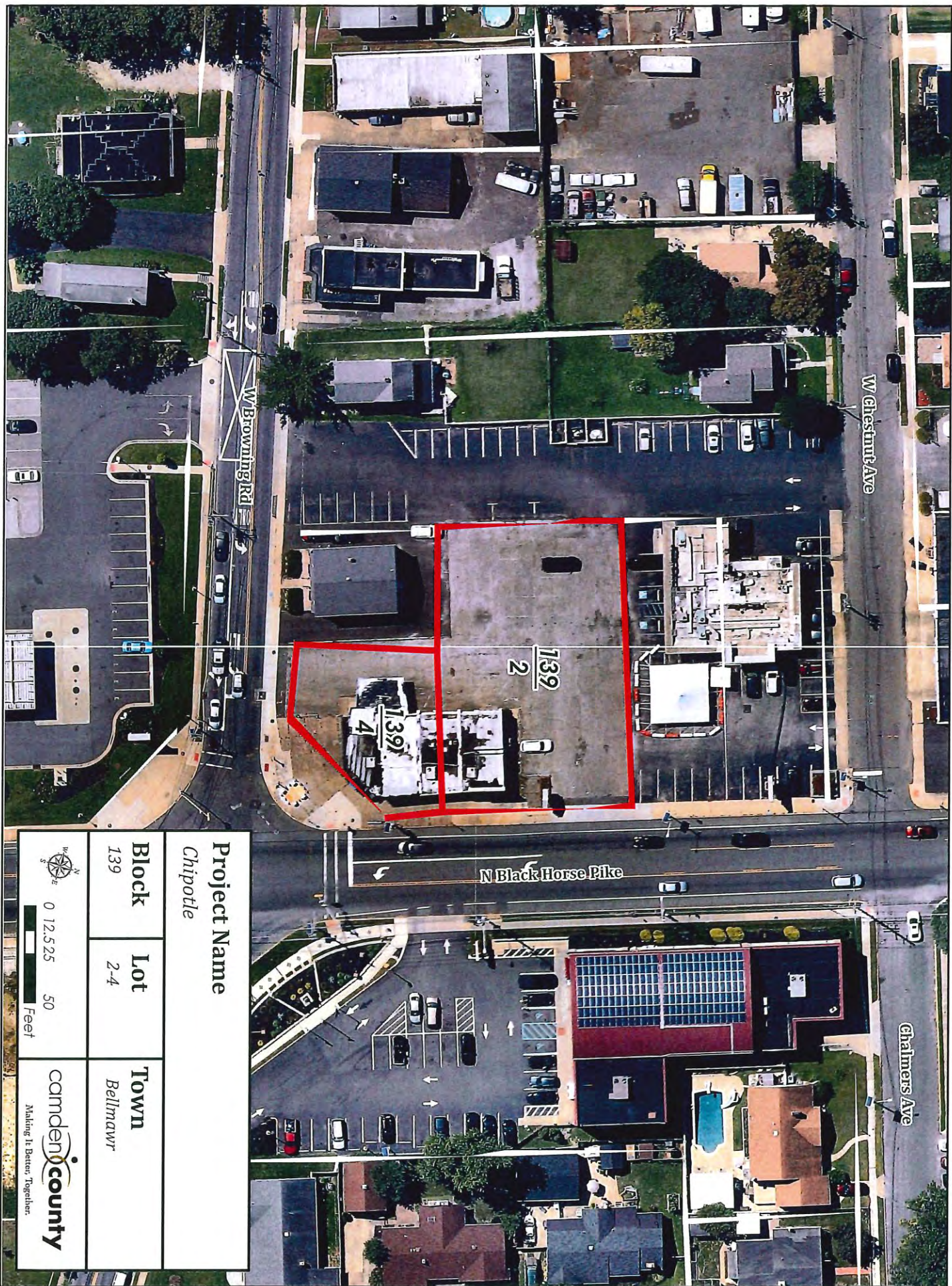


<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Chipotle</b>
	Plan:	<b>SP-4-4-20</b>
	Municipality:	Bellmawr Borough
	Applicant:	Bellmawr Equities, LLC.
	Abuts County Route:	E.Browning Rd. (Cr. 669)

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.





**Project Name**  
*Chipotle*

**Block**  
139

**Lot**  
2-4

**Town**  
*Bellmawr*



0 12.5 25 50  
Feet

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





**SITE DATA**  
2 N. BLACK HOGS PKWY  
BLVD. 13A, LOT 2-4  
0.50 AC  
ZONED LIGHT INDUSTRIAL  
AREA AND RISK CONSIDERATIONS

### REQUIRED VARIANCES

- 200-50: REAR FROM REARWARD FRONT (SUBCANTILE, STRUT), 15' (PROPOSED)  
200-51: REAR FROM REARWARD LANDING (CANTILE, 1' REINFORCED, NONE PROPOSED)  
200-60(2): REAR FROM MAXIMUM AREA OF PROPOSED/EXISTING SOIL (25 SF MAX.; 30.84 SF PROPOSED)  
200-60(3): REAR FROM MAXIMUM HEIGHT OF PROPOSED/EXISTING SOIL (12' MAX.; 30' PROPOSED)  
200-60(4): REAR FROM HORIZONTAL OR VERTICAL SLABS (2 MAX.; 3 PROPOSED)  
200-60(5): REAR FROM SOIL PROXIMITY TO STRUCT. (20' MAX.; 4.6' FROM R.O.W. PROPOSED)

### GENERAL NOTES

- [illegible]

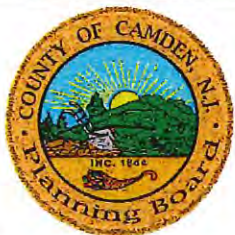
### OPERATION NOTES

1. TOTAL, UNPAID FOR, DEFERRED, AND ACCRUED CONTRIBUTIONS WILL BE PAID TO THE PROVIDED QUICK SOURCE INSTITUTION FOR THE MONTH OF NOVEMBER.
2. IT IS AGREED THAT THE FIRM WILL INCURE TWO TO THREE MILL THIRDS (2/3-3/4) PER WEEK, IN MONTH, FOR DEFENSES AND CIVILIAN LEGAL OPERATIONS AS NEEDED.
3. POLLUTION OR WATER POLLUTION.
4. THERE IS NO FINANCIAL PROVISION FOR THE PROJECT.
5. THOSE ABOVE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNED.

### LEGEND

[illegible][illegible]





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

**COUNTY PLAN:  
SP-4-4-20**

Chipotle Restaurant

**PROJECT NAME**

Borough of Bellmawr

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

PLATE:

24

PRELIMINARY PLAN

BLOCK:

139

OTHER

LOT (s):

2,3, and 4

**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-of-way 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**

1. 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. Documentation of the access easement should be provided.
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  $\pm 54$  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  $\pm 3$  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  $\pm 7$  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. 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).
- 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. Provide calculations to ensure this is the case.
  - b. Provide gutter spread calculations for the inlet immediately upstream of the proposed driveway along West Browning Road to ensure that spread is acceptable.

#### DETAILS

16. All construction or reconstruction within the County right-of-way is to be at County standards, and 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. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.
24. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant. 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.

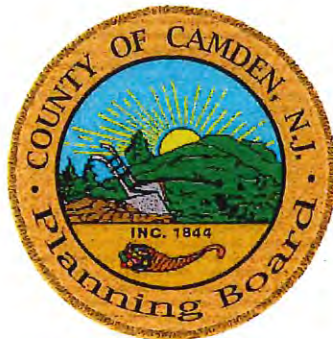


31. Underground irrigation systems shall not be located within the County right-of-way.
32. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

#### OUTSIDE AGENCY APPROVALS

33. Applicant is responsible for all environmental permits required.

 10/19/2020  
William England, PE DATE  
Assistant County Engineer



Cc: Applicant: N/A

Applicant Attorney: Damien DelDuca, Esq. - [dod@delducalewis.com](mailto:dod@delducalewis.com)

Applicant Engineer: Brian J. Atkins, PE - [batkins@sr3engineers.com](mailto:batkins@sr3engineers.com)

Municipal Planning Board Secretary: Margret Sandrock - [msandrock@bellmawr.com](mailto:msandrock@bellmawr.com)

Municipal Review Engineer: Steven Bach, PE [sbach@bachdesigngroup.com](mailto: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](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: 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  
☐ 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): 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.



SP-4-4-20



# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Bellmawr Equities, LLC Phone: 856-439-9200 Fax: 856-439-0404  
Address: 14000 Horizon Way, Suite 100 Town & State: Mount Laurel, NJ  
Email: \_\_\_\_\_ Zip: 08054  
Damien O. Del Duca  
Attorney: Del Duca Lewis, LLC Phone: 856-427-4200 Fax: 856-427-4241  
Address: 21 E. Euclid Avenue, Suite 100 Town & State: Haddonfield, NJ  
Email: dod@delducalewis.com and lmd@delducalewis.com Zip: 08033  
Brian J. Atkins, PE  
Engineer: SR3 Engineers, LLC Phone: 856-933-3323 Fax: \_\_\_\_\_  
Address: 204 Harding Avenue Town & State: Bellmawr, NJ  
Email: batkins@sr3engineers.com Zip: 08031

## 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="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: 2,325 sf Chipotle Restaurant with one mobile order pick up lane.

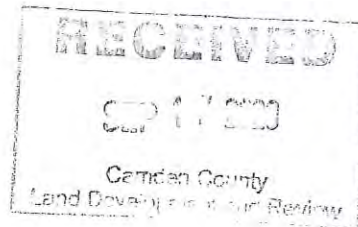
Increase in Impervious Coverage?: YES ☒ NO ☐ Total Increase or Decrease: 9.3% decrease

Total Amount of Land Disturbed: .49 acres

Total Gross SF of all Buildings/ Development: 2,325 sf

Total New Residential Units: N/A

Total New Jobs Created: TBD



SP-4-4-20



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

Signature of Agent:       Date: 09/15/20

Damien O. Del Duca, Esquire, Attorney for Applicant

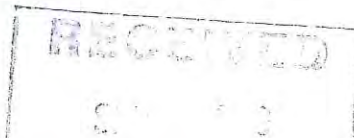
### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-4-4-20

### Stamp Date Received Below



Land Development



**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:*

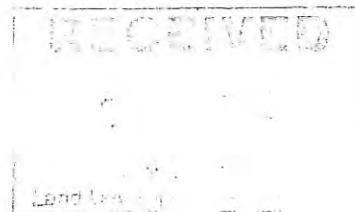
X \_\_\_\_\_  
Signature of Owner & Title

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

SP-4-4-20





### OWNERSHIP DISCLOSURE STATEMENT

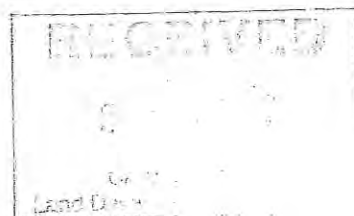
Bellmawr Equities, LLC  
14000 Horizon Way, Suite 100  
Mount Laurel, New Jersey 08054

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

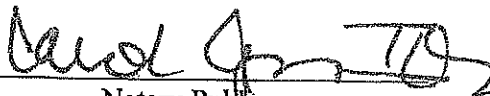
\*If a corporation, limited liability company or partnership owns 10% or more of the stock or interest of the applicant entity, that entity shall list the names and addresses of its stockholders, members or partners owning 10% or more of that entity, and this requirement shall be followed until the names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

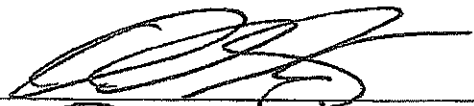
SP-4-4-26





Sworn and subscribed before me  
this 14 day of September, 2020.

  
Notary Public

  
Name: Daniel P. Silvestri  
Title: Authorized Member

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

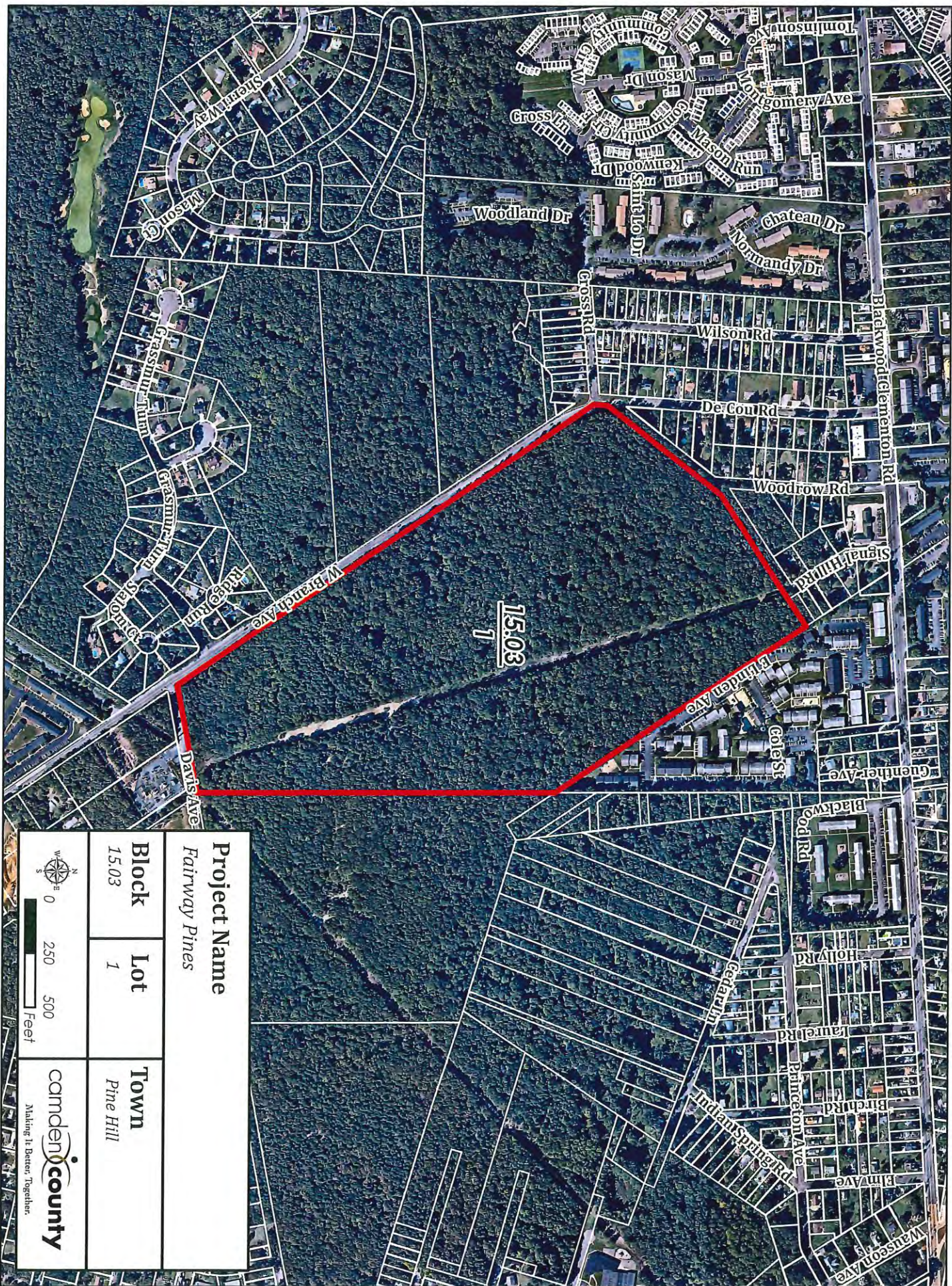


<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Fairway Pines</b>
	Plan:	<b>MJ-28-1-20</b>
	Municipality:	Pine Hill
	Applicant:	Pine Valley Developers, LLC.
	Abuts County Route:	West Branch Ave. 687

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.





**Project Name**  
Fairway Pines

**Block**  
15.03

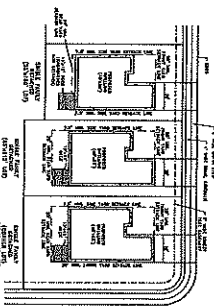
**Lot**  
1

**Town**  
Pine Hill



**camden**county  
Making It Better Together.





**SITE STATISTICS**

<b>DATE OF CONSTRUCTION</b>	<b>NO. OF DAYS OF CONSTRUCTION, U.S.</b>
<b>2004-05-01-2005-04-30</b>	<b>360</b>
<b>2006-05-01-2007-04-30</b>	<b>360</b>
<b>2008-05-01-2009-04-30</b>	<b>360</b>
<b>2010-05-01-2011-04-30</b>	<b>360</b>
<b>2012-05-01-2013-04-30</b>	<b>360</b>
<b>2014-05-01-2015-04-30</b>	<b>360</b>
<b>2016-05-01-2017-04-30</b>	<b>360</b>
<b>2018-05-01-2019-04-30</b>	<b>360</b>
<b>2020-05-01-2021-04-30</b>	<b>360</b>
<b>2022-05-01-2023-04-30</b>	<b>360</b>
<b>2024-05-01-2025-04-30</b>	<b>360</b>
<b>2026-05-01-2027-04-30</b>	<b>360</b>
<b>2028-05-01-2029-04-30</b>	<b>360</b>
<b>2030-05-01-2031-04-30</b>	<b>360</b>
<b>2032-05-01-2033-04-30</b>	<b>360</b>
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<b>2178-05-01-2179-04-30</b>	<b>360</b>

PROBABLE CAUSE OF THE ACCIDENT		REASON FOR THE ACCIDENT	
1. Driver's error	2. Vehicle's condition	3. Road's condition	4. Weather's condition
5. Signal's condition	6. Pedestrian's error	7. Other's error	8. Other's condition
9. Other's condition	10. Other's error	11. Other's condition	12. Other's error
13. Other's condition	14. Other's error	15. Other's condition	16. Other's error
17. Other's condition	18. Other's error	19. Other's condition	20. Other's error
21. Other's condition	22. Other's error	23. Other's condition	24. Other's error
25. Other's condition	26. Other's error	27. Other's condition	28. Other's error
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93. Other's condition	94. Other's error	95. Other's condition	96. Other's error
97. Other's condition	98. Other's error	99. Other's condition	100. Other's error

[illegible]

## OVERALL SUBDIVISION PLAN

FAIRWAY PINES  
 PLATE 4, BLOCK 15.03, LOT 1

SITUATE  
BOROUGH OF PINE HILL  
COUNTY OF CAMDEN, NEW JERSEY

DATE: OCTOBER 13, 2019 SCALE: 1"=100'  
PREPARED BY: LAND DIMENSIONS ENGINEERING

PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS  
STATE OF NEW JERSEY CERTIFICATE OF ADOPTION/RENEWAL NO. 64 2786  
208 WEST MONROE STREET  
PASADENA, NEW JERSEY 07654

$(1856-20) = 1836$   
 For design 101-7605





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

**COUNTY PLAN:  
MJ-28-1-20**

Fairway Pines

**PROJECT NAME**

Borough of Pine Hill

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

       SITE PLAN

PLATE: 4

       PRELIMINARY PLAN

BLOCK: 15.03

  X   OTHER - SUBDIVISION

LOT (s): 1

**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.
2. 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. Applicant shall clarify if a handicap ramp is proposed on the south side of Road "A", the southernmost intersection. A proposed handicap ramp callout points to the south side of the road however there does not appear to be a ramp proposed.
6. Centerline striping should be added at all proposed intersections, approaching the County 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.



Applicant shall also perform inspection of the existing structure to determine if any repairs 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.
9. 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. 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.

## **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 <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.
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

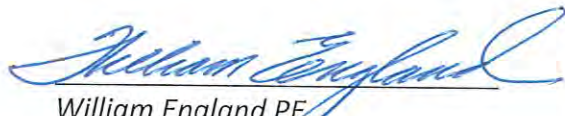


improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.

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

10/19/2020  
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



# 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:

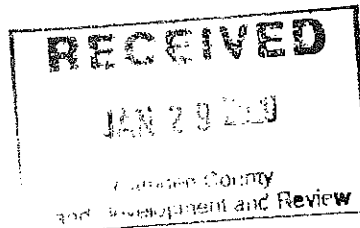
Project Name: Fairway Pines

Project Address (if applicable) & Municipality: 501 West Branch Avenue, Pine Hill, New Jersey

Abuts County Road: West Branch Avenue County Route No.: 687

### 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: R-Low (Low Density Residential)

Block(s): 15.03

Variance(s) Required: Prior use variance granted for

Lot(s): 1

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/offices-departments/planning-division> . If you have any questions please call 856-566-2978.

MS-28-1-20

Thomas P. Kelly



# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Pine Valley Developers LLC Phone: 215-399-6605 Fax: \_\_\_\_\_  
 Address: 1950 W. Riverside Drive Town & State: Atlantic City, New Jersey  
 Email: c/o bob@freemanandmintzpa.com 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 Zip: 08033  
Larry DiVietro, Jr.

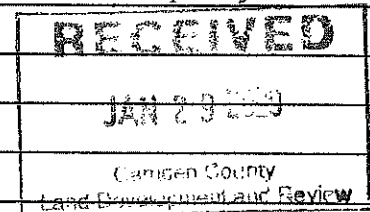
Engineer: Land Dimensions Engineering Phone: 856-307-7800 Fax: 856-307-7805  
 Address: 3 East High Street Town & State: Glassboro, New Jersey  
 Email: Larry@landdimensions.com Zip: 08028

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

<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>
<input checked="" 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 checked="" type="radio"/> Apartments (use variance only w/ 6 acre subdivision)	<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: 85 unit detached senior housing (plus 1 open space lot) project and 6-acre separate lot  
apartment of 4 stories, 30 units, project (site plan is not here requested for apartment and will be filed separately if use  
variance granted).



Increase in Impervious Coverage?: YES / ~~NO~~ Total Increase ~~or Decrease~~ 9.2 +/- acres

Total Amount of Land Disturbed: 13.9 +/- acres

Total Gross SF of all Buildings/ Development: 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.

MS-28-1-20 *[Signature]* R/Sally



# 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? 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: \* Thomas Kelly Date: 1-20-20  
Thomas Kelly

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

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

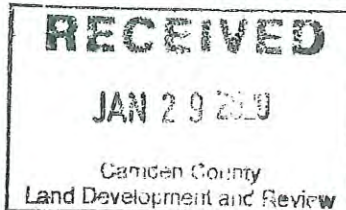
### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: HS-28-1-20

### Stamp Date Received Below





**Making It Better, Together.**

MS-28-1-20

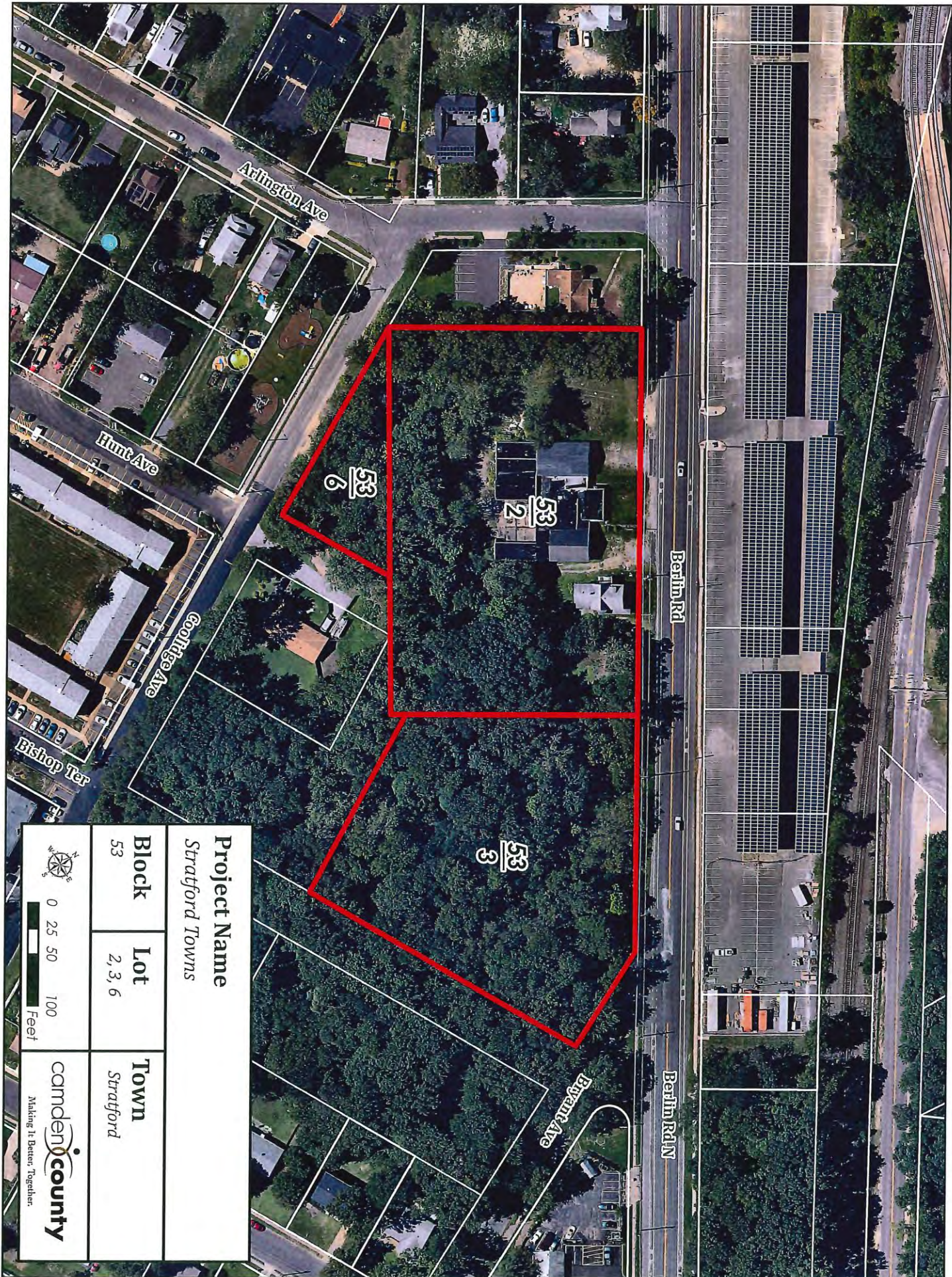


<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Stratford Towns</b>
	Plan:	<b>MJ-32-1-20</b>
	Municipality:	Stratford
	Applicant:	Stratwin, LLC.
	Abuts County Route:	Berlin Rd. (Cr. 702)

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.





**Project Name**  
Strاتفord Towns

**Block**  
53

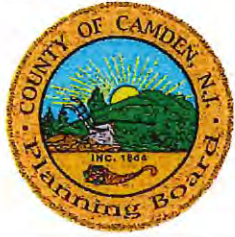
**Lot**  
2, 3, 6

**Town**  
Strاتفord



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





**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**

X

SITE PLAN

       PRELIMINARY PLAN

       OTHER

**TAX MAP DATA**

PLATE: 9

BLOCK: 53

LOT (s): 2, 3, and 6

**REVIEW STATUS**

**NAME:** Stratford Towns – Stratwin, LLC

**ADDRESS:** 21 Route 31 North, #35B

**CITY:** Pennington **STATE:** NJ **ZIP:** 08534

**SITE ABUTS COUNTY HIGHWAY:** CR. 702

**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
  - l. 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**

1. 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. 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.
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 pavement 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. Incorporate low impact development techniques to the maximum extent possible.

*The Low Impact Development Checklist has been provided.*

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. For flows going to County pipe, the following information should be summarized in the stormwater report:
  - 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. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
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. The crosswalk striping within the right-of-way should be revised in accordance with MUTCD Section. 3B.18.15
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. Standard Concrete Driveway and Concrete Apron
  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

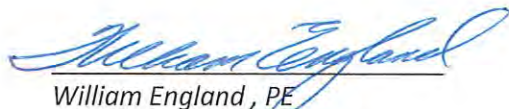
13. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
14. All Camden County Planning Board Approvals are contingent upon 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 <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.
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.

  
William England, PE  
Assistant County Engineer

  
DATE



Cc: Applicant: Stratwin, LLC  
Applicant Attorney: Robert Mintz, Esq. - [bob@freemanandmintzpa.com](mailto:bob@freemanandmintzpa.com)  
Applicant Engineer: Brian S Peterman [petermaneng@comcast.net](mailto:petermaneng@comcast.net)  
Municipal Planning Board Secretary: Sharon McCart - [sharonmccart@stratfordnj.org](mailto:sharonmccart@stratfordnj.org)  
Municipal Review Engineer: Steven Bach, PE [sbach@bachdesigngroup.com](mailto: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](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: Stratford Towns

Project Address (if applicable) & Municipality: 110 Berlin Road, Borough of Stratford

Abuts County Road: White Horse - Berlin - Lindenwold Rd County Route No.: 702

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

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

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

- ☐ Resubmission of Major Subdivision

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

### Tax Map Data:

Plate(s): 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.

MS-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

Address: 21 Route 31 North, #35B Town & State: Pennington, NJ

Email: michael@weisbergcommercial.com Zip.: 08534

Attorney: Robert Mintz, Esq. Phone: 856.795.1234 Fax: N/A

Address: Freeman & Mintz, 34 Tanner St, #C Town & State: Haddonfield, NJ

Email: Bob@freemanandmintzpa.com Zip.: 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 Zip.: 08026

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

## Residential

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

## Commercial

- ☐ Retail
- ☐ Office
- ☐ Restaurant/ Food Establishment
- ☐ Hospitality/ Hotel Space
- ☐ Medical Use
- ☐ Sports or Entertainment

## Industrial

- ☐ Maintenance/ Repair Shop
- ☐ Flex Space
- ☐ Storage/ Warehouse
- ☐ Distribution Center
- ☐ Manufacturing
- ☐ Other: \_\_\_\_\_

**Project Description & Statistics:**

Short Description of Project: A major subdivision with townhomes. There are a proposed 49 lots.

The site will be serviced by public water and public sewer. There will be two (2)  
on-site stormwater management basins 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



# 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/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: ☒ THEODORE GOLFINOPOULOS / SPARTAN, LLC

Signature of Applicant: ☒ [Signature] Date: ☒ 3/17/2020

Agent Completing Application: Brian S. Peterman, PE - Peterman Maxcy Assoc.

Signature of Agent: ☒ [Signature] Date: ☒ 3/26/2020

### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: MS-32-1-20

### Stamp Date Received Below



# CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

## Company/ Organization Information

Name of Company/Organization: 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 Gelfingopoulos	192 Van Zandt Rd Skillman, NJ 08558	Managing Member
Tun hio	6 Chatsworth Ctr. Lawrenceville, NJ 08648	Member
Robert Geiger	175 Pennington-Harbourtown Rd. Pennington, NJ 08534	Member
Michael Weisberg	83 Hillside lane Mt. Laurel, NJ 08054	Member
Alex Weisberg	4 Farwood Road Mt. Laurel, NJ 08054	Member

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

X Theodore Gelfingopoulos  
Signature of Owner & Title  
Managing Member

X 3/17/2020  
Date

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

X \_\_\_\_\_  
Date

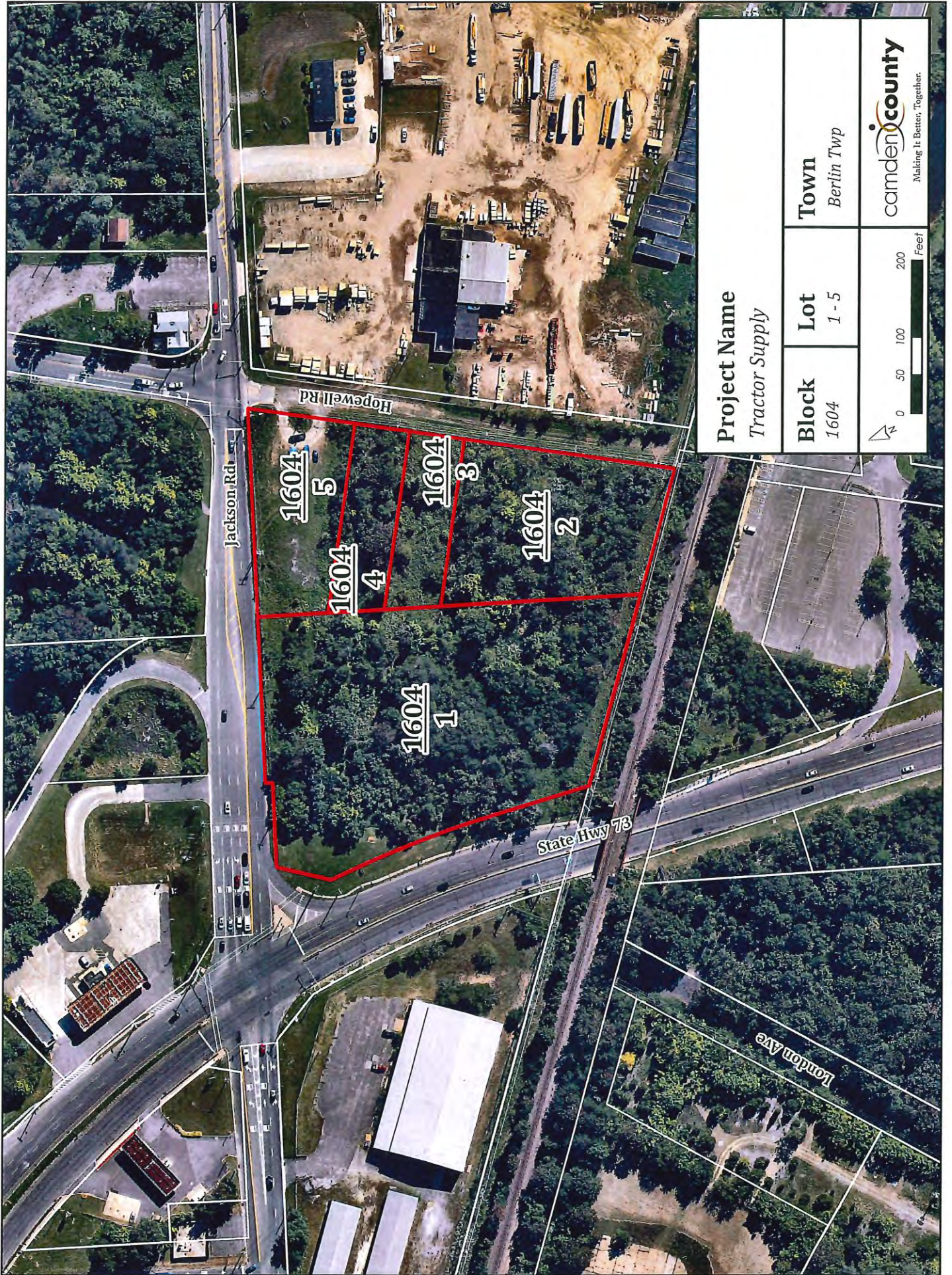
MS-32-1-3-10



<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Tractor Supply</b>
	Plan:	<b>SP-6-3-19</b>
	Municipality:	BerlinTwp.
	Applicant:	HSC Berlin, LLC
	Abuts County Route:	Jackson Rd. (534) and Hopewell Road (Cr 536S)

The applicant proposes to clear the vacant, wooded site and construct a 19,097 square foot Tractor Supply Company retail store, along with ancillary facilities including a 77-stall parking lot and several stormwater management basins. The site is bounded by NJ Route 73, Conrail right-of-way, Jackson Road (CR 534) and Hopewell Road (CR 536S). Access to the site is proposed via a right-in, right-out driveway along NJ Route 73 and a full-movement driveway along Hopewell Road (CR 536S). The applicant also proposes to reconstruct Hopewell Road (CR 536S) between the proposed site driveway and the signalized intersection of Hopewell Road (CR 536S) and Jackson Road (CR 534).





**Project Name**  
Tractor Supply

**Block**  
1604

**Lot**  
1 - 5

**Town**  
Berlin Twp

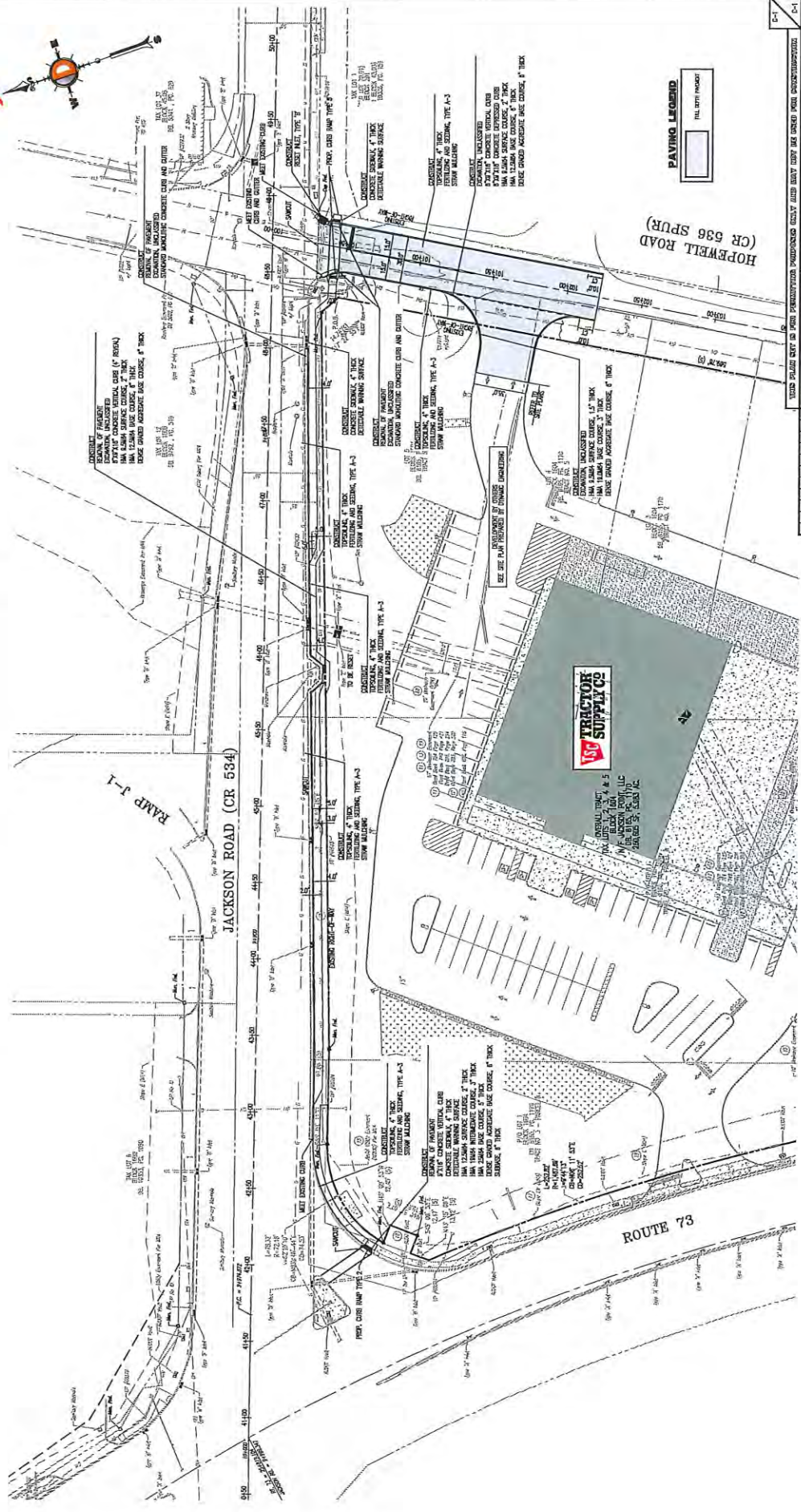
**camden**county  
Making It Better, Together.

0 50 100 200 Feet









**TOWNSHIP OF BURLIN**

	FULL DEPTH PATCH
--	------------------

HOPEWELL ROAD  
(CR 536 SPUR)

**TRAFFIC IMPACT STUDIES • ACCESS PERMITTING**  
**HIGHWAY & INTERSECTION DESIGN**  
**TRAFFIC SIGNAL & ELECTRICAL DESIGN**

**1904 Main Street, Lake Como, NJ 07719**  
**T: 732.481.0749 | F: 732.474.3521**  
**[www.dynamictraffic.com](http://www.dynamictraffic.com)**

STAMP 1-20	DATE REC. MAY 1	EXPIRATION MAY 1	EXPIRATION MAY 1
PROJECT NUMBER 101-10-0117	DATE 10/20/2002	REV. 1	3

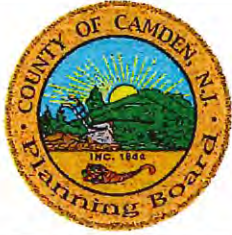
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Graphic Scale  
 0 20 40 60 80 100 120  
 (in feet)  
 1 inch = 20 miles

**PROTECT YOURSELF**  
ALL THESE REMAIN MEMBERS OF  
DOMESTIC SERVICE OF AMERICA  
PROGRAMS TO SECURE THE EMPLOY  
SUPPORT SERVICES AND MORE

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

**COUNTY PLAN:  
SP-6-3-19**

Proposed Tractor Supply Company  
**PROJECT NAME**

Berlin Township  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

PLATE: 16

PRELIMINARY PLAN

BLOCK: 1604

OTHER

LOT (s): 1 - 5

**NAME:** HSC Berlin, LLC

**ADDRESS:** 901 NJ Route 73 South

**CITY:** Berlin Township **STATE:** NJ **ZIP:** 08091

**SITE ABUTS COUNTY HIGHWAY:** Jackson Road (CR 534), Hopewell Road (CR 536S)

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

**GENERAL**

The applicant proposes to clear the vacant, wooded site and construct a 19,097 square foot Tractor Supply Company retail store, along with ancillary facilities including a 77-stall parking lot and several stormwater management basins. The site is bounded by NJ Route 73, Conrail right-of-way, Jackson Road (CR 534) and Hopewell Road (CR 536S). Access to the site is proposed via a right-in, right-out driveway along NJ Route 73 and a full-movement driveway along Hopewell Road (CR 536S). The applicant also proposes to reconstruct Hopewell Road (CR 536S) between the proposed site driveway and the signalized intersection of Hopewell Road (CR 536S) and Jackson Road (CR 534).



**The following documents have been reviewed:**

1. Site plan entitled "Preliminary and Final Site Plan for HSC Berlin, LLC, Proposed Tractor Supply Company", prepared by Joshua M. Sewald, P.E. of Dynamic Engineering Consultants, P.C.; dated March 20, 2019 and revised through June 28, 2019.
2. Stormwater Management Report entitled "Stormwater Management, Groundwater Recharge and Water Quality Analysis for HSC Berlin, LLC", prepared by Joshua M. Sewald, P.E. of Dynamic Engineering Consultants, P.C.; dated March 2019
3. "ALTA/NSPS Land Title Survey prepared by Craig Black, P.E., P.L.S. of Dynamic Survey, LLC, dated January 18, 2019.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Jackson Road (CR 534) has a proposed right-of-way of 74 feet, with an existing right-of-way of 49.5 feet. Based on the survey and site plans, the offset to the property line from the Jackson Road (CR 534) centerline varies from approximately 27 feet to 48 feet. The applicant is required to provide additional right-of-way through a roadway easement to a minimum offset of 37 feet from the right-of-way centerline to accommodate the future widening of Jackson Road (CR 534) 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 Hopewell Road (CR 536S) has a proposed right-of-way of 74 feet, with an existing right-of-way of 49.5 feet. Based on the survey and site plans, the offset to the property line from the Jackson Road (CR 534) centerline is approximately 25 feet. The applicant is required to provide additional right-of-way through a roadway easement to a minimum offset of 37 feet from the right-of-way centerline to accommodate the future widening of Hopewell Road (CR 536S) 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

3. The demolition plan indicates the proposed pavement along Hopewell Road (CR 536S) terminates at the limit of existing curb near Jackson Road (CR 534). The existing asphalt pavement between this point and the extended Jackson Road (CR 534) edge of pavement is deteriorated and should be reconstructed in accordance with Standard Detail 18, which shall be included in the plans.
4. The proposed alignment of Hopewell Road (CR 536S) is skewed. The centerline of Hopewell Road (CR 536S) shall be aligned with the centerline of the opposing approach and shall parallel the right-of-way.
5. The proposed pavement width of Hopewell Road (CR 536S) varies and is a minimum of approximately 24'. No centerline is indicated on the plans. A striped centerline and a minimum lane width of 15' feet shall be provided on the northbound side of the road in accordance with Section 3.4.2. A minimum lane width of 12 feet and a minimum shoulder width of 6 feet shall be provided along the site frontage to offset the curb a minimum of 18 feet from the roadway centerline in accordance with Section 3.4.9. Since the adjacent traffic signal equipment will be impacted, traffic signal plans and electrical plans shall be prepared to reflect the traffic signal modifications as needed.
6. The Berlin Township Planning Board Engineer recommends removable end-of-roadway markers in his review letter dated April 28, 2020. A minimum of two (2) end-of-roadway markers shall be installed in accordance with MUTCD Section 3C.04. Removable markers are acceptable if they are lockable or otherwise made resistant to theft. Consideration can also be given to installing the markers on fixed posts, but spacing them to accommodate maintenance vehicle passage.
7. The site plans do not indicate the profile of the reconstructed Hopewell Road (CR 536S) pavement. In accordance with County Standard 2.6.1, separate County Road construction plans shall be provided for the reconstructed portion of Hopewell Road (CR 536S), including baseline ties, a centerline profile, cross sections, drainage structures and utilities. Drainage calculations shall be provided, including calculations of gutter flow spread, inlet capacity and bypass flow.
8. No depressed curb is provided along Hopewell Road (CR 536S) at the site driveway. Depressed curb shall be provided in accordance with Standard Detail 3, which shall be included in the plans.
9. The stop bar along the Hopewell Road (CR 536S) approach to Jackson Road (CR 534) is deteriorated. The site plan shall be revised to indicate a 24" thermoplastic stop bar along this approach, set back a minimum of 4' from any proposed curb ramp, if sidewalk is proposed, or at a setback that would accommodate a future crosswalk across Hopewell Road in accordance with County Standard 3.3.1.16.
10. Based on the Berlin Township Planning Board Engineer's review letter dated April 28, 2020, the Township may require the applicant to construct sidewalk along the site's Jackson Road (CR 534) frontage. If required by the Township, any concrete sidewalk constructed in the



County right-of-way must meet County standards, including County Standard 3.4.13 and County Standard Detail 5, which should be included in the plans if needed. If sidewalk is required along the Jackson Road (CR 534) frontage, it must connect to the curb ramp at the intersection with NJ Route 73 and provide two (2) accessible curb ramps at the intersection with Hopewell Road.

11. The existing curb ramp at the intersection of Jackson Road and NJ Route 73 has a surface-applied detectable warning surface that has deteriorated and partially delaminated. This curb ramp should be upgraded to meet ADA standards in coordination with NJDOT as part of their required review and permit process.
12. There is an existing 48" pipe network that travels through the site from NJ Route 73 and discharges it from the site via the existing double "E" inlets along Jackson Road (CR 534) to the 48" outfall pipe that crosses Jackson Road (CR 534). The existing double "E" inlets are lower than the surrounding terrain, creating an embankment along Jackson Road (CR 534) and a depression around the inlets. The applicant proposes to lower the inlet grates significantly to collect stormwater discharge from the adjacent stormwater management basins. The proposed grading would exacerbate the substandard roadside grading, creating a slope of approximately 4:1 from the back of curb along Jackson Road (CR 534) into this drainage feature. Any grading within the County right-of-way shall be at either a 2% incline or decline in accordance with County Standard 3.4.11. This drainage feature shall be redesigned to reduce the roadside slope within the County right-of-way accordingly. Consideration should be given to redesigning this structure to provide a junction between the three proposed inlet pipes and the outfall pipe below grade, thereby eliminating or reducing the depression and mitigating it as a potential roadside hazard for errant vehicles.
13. Various portions of the curb and the adjacent pavement along the site's Jackson Road (CR 534) frontage have settled below the grade of the adjacent drainage inlets, creating ponding conditions. Additionally, much of the curb is in poor condition and has substandard reveal. The curb along the Jackson Road (CR 534) frontage should be replaced as needed, and the adjacent pavement reconstructed to provide positive drainage along the edge of pavement and a minimum curb reveal of 4 inches. The plans shall be revised to indicate curb replacement and pavement restoration in accordance with Standard Detail 18, which shall be included in the plans. In accordance with County Standard 2.6.1, separate County Road construction plans shall be provided for Jackson Road (CR 534), including baseline ties, a centerline profile, cross sections, drainage structures and utilities, along with a grading plan indicating existing and proposed edge of pavement and top of curb grades at intervals of 25 feet to confirm positive drainage. Roadway cross-sections at the same interval shall also be provided, to confirm adequate cross slopes are being provided along Jackson Road. Drainage calculations shall be provided, including an capacity analysis of the inlets along the site frontage, calculations of gutter flow spread and bypass flow.

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

14. Based on the site plans and stormwater management (SWM) report, the proposed improvements will disturb 5.75 acres of land and increase impervious surfaces by 2.58 acres. Since the proposed improvements disturb over one acre of land and increase impervious surface by over one-quarter acre, the proposed improvements meet the definition of a "major



development" under NJAC 7:8. SWM improvements under NJAC 7:8 for water quality, water quantity and recharge are required. A SWM system including bioretention basins and an infiltration basin has been provided that appears to meet the requirements of NJAC 7:8 for water quantity, water quality, and recharge.

15. A SWM facility maintenance plan was not submitted. In accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8, an SWM plan must be submitted to the County for review and provided to the applicant in order to ensure that the stormwater system can be maintained in perpetuity.
16. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.
17. No pipe capacity calculations were provided for the 48" storm drainage pipe system crossing the site and Jackson Road (CR 534). Pre-development and post-development capacity calculations for the entire 48" pipe system within the site and the County ROW shall be submitted for County review.

## DETAILS

18. All construction or reconstruction within the County right-of-way is to conform to County and Federal ADA standards.
19. Any proposed sidewalk curb 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.
20. The following County standard details are required for improvements in the County right-of-way:

### Details:

1. Standard 8"X9"X18" Concrete Vertical Curb
3. Standard Depressed Concrete Curb
4. Standard Vertical Concrete Curb Taper
5. Standard Concrete Sidewalk (if required by Berlin Township)
17. Hot Mix Asphalt Pavement
18. Roadway Widening Roadway Restoration
  - A. Typical Roadway Restoration for Curb Installation

## TRAFFIC IMPACT STUDY

21. A traffic impact study was not submitted with the application. Based on the Trip Generation manual published by the Institute of Transportation Engineers, the site will generate over 50 trips during the Saturday peak hour. Therefore, in accordance with County Standard 4.1, a traffic impact study must be submitted to the County for review.



## ADMINISTRATIVE

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

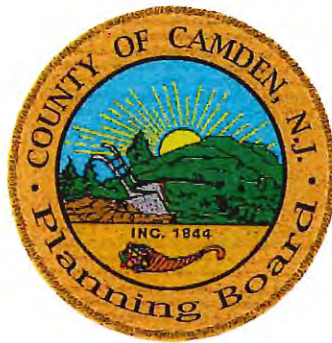


## OUTSIDE AGENCY APPROVALS

30. Applicant is responsible for all environmental permits required, including Pinelands Commission and CCSCD approvals.

  
William England PE  
Assistant County Engineer

8/13/2020  
DATE



Cc: Applicant: [mike@hixsnecker.com](mailto:mike@hixsnecker.com)  
Applicant Attorney: [mbaker@hoaglandlongo.com](mailto:mbaker@hoaglandlongo.com)  
Applicant Engineer: [jsewald@dynamiccec.com](mailto:jsewald@dynamiccec.com)  
Municipal Planning Board Secretary: [landuse@berlintwp.com](mailto:landuse@berlintwp.com)  
Municipal Review Engineer: [municipalengineer@berlintwp.com](mailto:municipalengineer@berlintwp.com)



# CAMDEN COUNTY PLANNING BOARD APPLICATION SUBMISSION REQUIREMENTS



Making It Better, Together.

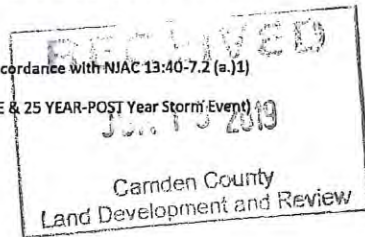
**Documents must be submitted to the Planning Division Staff at least thirty (30) working days prior to the scheduled Planning Board meeting. No provisional approvals will be issued at Planning Board meeting.**

## Subdivision Requirements:

- N/A ☐ Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- N/A ☐ One (1) Copy of Local Municipal Application
- N/A ☐ One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to Camden County Treasurer)
- N/A ☐ One(1) Set of Plans
- N/A ☐ Two (2) Copies of the Affidavit of Ownership
- N/A ☐ One (1) Copy of Pinelands Certificate of Filing (if applicable)

## Site Plan & Site Plan Revision Requirements

- ☒ Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- Temp. Waiver ☐ One (1) Copy of Local Municipal Application -Will submit to Municipality once Pinelands C.O.F. is received.
- ☒ One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to Camden County Treasurer)
- ☒ Two (2) Sets of Plans of Signed and Sealed Plans (Only 24" by 36" Site plans will be accepted)  
(Plans must reflect all requirements contained in Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2)
- N/A ☐ Two (2) Copies of County Road Improvement Plans (if applicable and not included in Original Set of Plans)
- ☒ Two (2) Copies of a Signed and Sealed Survey  
(Conducted by a licensed surveyor if existing documents are referenced in accordance with NJAC 13:40-7.2 (a.)1)
- ☒ Two (2) Sets of Drainage Calculations (Data based upon 10 YEAR-PRE & 25 YEAR-POST Year Storm Event)
- N/A ☐ Two (2) Sets of Traffic Impact Study (if available)
- N/A ☐ Two (2) Copies of the Local Engineer Report
- ☒ Two (2) Copies of the Affidavit of Ownership
- Temp. Waiver ☐ One (1) Copy of Pinelands Certificate of Filing (if applicable) -Submitted to Pinelands on 04/18/2019.
- N/A ☐ One (1) Copy of All Dedication, Easement, Deed, and Other Relevant Documents



## Please Submit the Following Additional Items:

- ☒ Map or Most Recent Aerial Photo of Site
- ☒ Digital Copy of the Site Plan, Subdivision Plan or Major Subdivision  
(The digital copy should be provided in the form of a pdf on a CD or flash drive. If no digital copy can be provided, please include a 11" by 17" reduction of the plan)

X

**Certification of Completeness  
Signature By Local Official**

X

**Signature of Agent or Applicant**

SP 6-1-19



# 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:

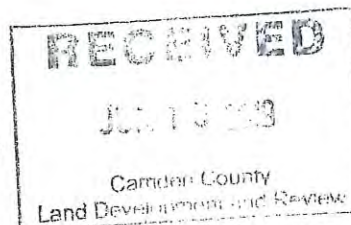
Project Name: Proposed Tractor Supply Company

Project Address (if applicable) & Municipality: 901 NJSH Route 73 South, Berlin, NJ

Abuts County Road: Jackson Road County Route No.: 534

### 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): 16

Block(s): 1604

Lot(s): 1 - 5

Existing Zoning: C-2 Zone

Variance(s) Required: TBD upon submission to Municipality.

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-6-3-19*



# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: HSC Berlin, LLC Phone: 908-334-7897 Fax: \_\_\_\_\_  
 Address: 805 Trione Street Town & State: Daphne, Alabama  
 Email: mike@hixsnedeker.com Zip.: 36526  
 Attorney: Michael Baker Phone: 732-545-4717 Fax: 732-545-4579  
 Address: 40 Paterson Street Town & State: New Brunswick, NJ  
 Email: mbaker@hoglandlongo.com Zip.: 08903  
 Engineer: Dynamic Engineering Consultants, PC Phone: 732-974-0198 Fax: 732-974-3521  
 Address: 1904 Main Street Town & State: Lake Como, New Jersey  
 Email: jsewald@dynamiccec.com Zip.: 07719

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

## Project Description & Statistics:

Short Description of Project: Proposed 19,097 Tractor Supply Company with 77 Parking Spaces

	<b>RECEIVED</b>  <b>JUN 13 2019</b>	
Camden County Land Development and Review		

Increase in Impervious Coverage?: ☒ YES / NO      Total Increase or Decrease: 113,666 SF Increase  
 Total Amount of Land Disturbed: 5.49 AC (239,144 SF)  
 Total Gross SF of all Buildings/ Development: 19,097 SF  
 Total New Residential Units: None  
 Total New Jobs Created: TBD

SP-6-3-19



## CAMDEN COUNTY PLANNING BOARD APPLICATION

### Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / ☒ NO -Municipality to determine if required.

Will new lots be created? YES / ☒ NO How Many New Lots? 0

Size of Existing Lot(s): Total Lot Area (Lots 1 - 5): 261,302 SF (5.99 AC)

Portion to be Subdivided: No subdivision proposed

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

Title of Municipal Official: Land Use Secretary

Authorized Municipal Signature: Valley Shendork Date: \_\_\_\_\_

Transmittal Date (if applicable): 5/1/2019

Phone Number: 856-767-1854 ext. 227

### Signatures Required:

Name of Applicant: HSC Berlin LLC

Signature of Applicant: H. Berlin Date: 3-28-19

Agent Completing Application: Dynamic Engineering Consultants, PC

Signature of Agent: W. Smith Date: 06/10/2019

### For County Use:

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

Fees Included with Application: YES / NO

County Plan Number: SP-63-19

### Stamp Date Received Below

RECEIVED

JUN 13 2019

Camden County  
Land Development and Review



# CAMDEN COUNTY PLANNING BOARD APPLICATION FEE SCHEDULE



Making It Better, Together.

Applicant's Name: HSC Berlin, LLC

Project Name: Proposed Tractor Supply Co.

Municipality: Township of Berlin

Project Address: 901 NJSH Route 73 South

Plate: 16

Block: 1604

Lot: 1 - 5

## Type of Plan

☐ Minor Subdivision (3 lots or less)

☐ Major Subdivision (4 lots or more)

☒ Site Plan

## Subdivision Fees

☐ Minor Review Fee (\$200.00)..... \$ \_\_\_\_\_

☐ Major Review Fee (\$500.00) ..... \$ \_\_\_\_\_

## Site Plan Fees

☒ Design Review Fee (\$500.00)..... \$ 500.00

☒ Total Parking Spaces (\$8.00/Space) ..... \$ 616.00

N/A ☐ Dwelling Units (\$16.00/Unit) ..... \$ Not Applicable

N/A ☐ Dedication, Easement, Deed, Etc. Review Fee (\$150.00) ..... \$ Not Applicable

☒ Inspection Fee (\$200.00) ..... \$ 200.00

## Additional/ Other Fees

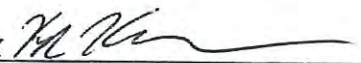
☐ Preliminary / Concept Drawing Review Fee (\$200.00)..... \$ \_\_\_\_\_

☐ Site Plan Revision(\$200.00) ..... \$ \_\_\_\_\_

☐ Request for Waiver Review or Letter of No Impact (\$200.00) ..... \$ \_\_\_\_\_

☐ Large Size Site Plan/Subdivision Map submission and filing/storage fee (\$250.00)..... \$ \_\_\_\_\_  
*To be used by applicants filing site and subdivision plans larger than 24' x 36' as required by development regulations*

☐ Signing of Filing Plats (\$150.00)..... \$ \_\_\_\_\_

X   
Signature of Agent or Applicant

06/10/2019  
Date

## SPECIAL PROVISIONS

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

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

JP-6-3-19



camden **county**  
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SP-6-3-19