

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

December 22nd, 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 – November 2020
6. Review of Projects for Board Action:
 - a. Admiral Wilson BLVD Plaza SP-8-5-20 City of Camden development of a last mile product distribution center
 - b. Michael's Urban Renewal SP-36-4-20 Winslow Twp. expansion of warehouse distribution center
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
November 24, 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 held virtually.

Mr. George Jones (Chairman), Mr. Cosner (Vice Chairman), Mr. Tom Schina (Secretary), Mr. Matthew Marrone, Mr. Joseph Pillo 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 September 22, 2020 meeting by Mr. Ryan Doran and seconded by Mr. Tom Schina. All present voted in favor of the motion.

A note was made to recognize that the October 27th meeting was cancelled due to lack of quorum.

Review of Projects for Board Action

1. Chipotle SP-4-4-20 Bellmawr Borough

Representing the applicant : Laura M. D'Allesandro, Esquire and David Shropshire PE

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.

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

2. Fairway Pines MJ-28-1-20 Pine Hill

Representing the applicant : Robert Mintz Esq., Larry Divetro PP, Andrew Hogg PE, and David Horner PE (traffic)

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.

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

3. Stratford Towns

MJ-32-1-20 Stratford Township

Representing the applicant : Robert Mintz Esq., Brian Peterman PE, David Shropshire PE (traffic)

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.

Public Comment – Mr. John Gentles – member of the public – spoke about several subjects related to the project that including the need for traffic signal, stormwater and sewer related items and set back and right-of-way issues.

All comments were addressed by the applicant.

A motion, including the approval of a technical wavier, was made by Mr. Schina and seconded by Mr. Cosner to approve this application; a roll call vote was taken, and all present were in favor.

4. Tractor Supply

SP-6-3-19 Berlin Twp.

Representing the applicant : Michael Baker Esq. Kevin Savage PE (Traffic) and Joshua Sewald PE

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).

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

PUBLIC COMMENTS

Public Comments were heard during the hearing of the application MJ-32-1-20 Stratford Towns.

Mr. John Gentles – member of the public – spoke about several subjects related to the project that including the need for traffic signal, stormwater and sewer related items and set back and right-of-way issues.

All comments were addressed by the applicant.

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 December 22, 2020 and it is expected to be virtual.

NEW BUSINESS

None.

OLD BUSINESS

None

ADJOURNMENT

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

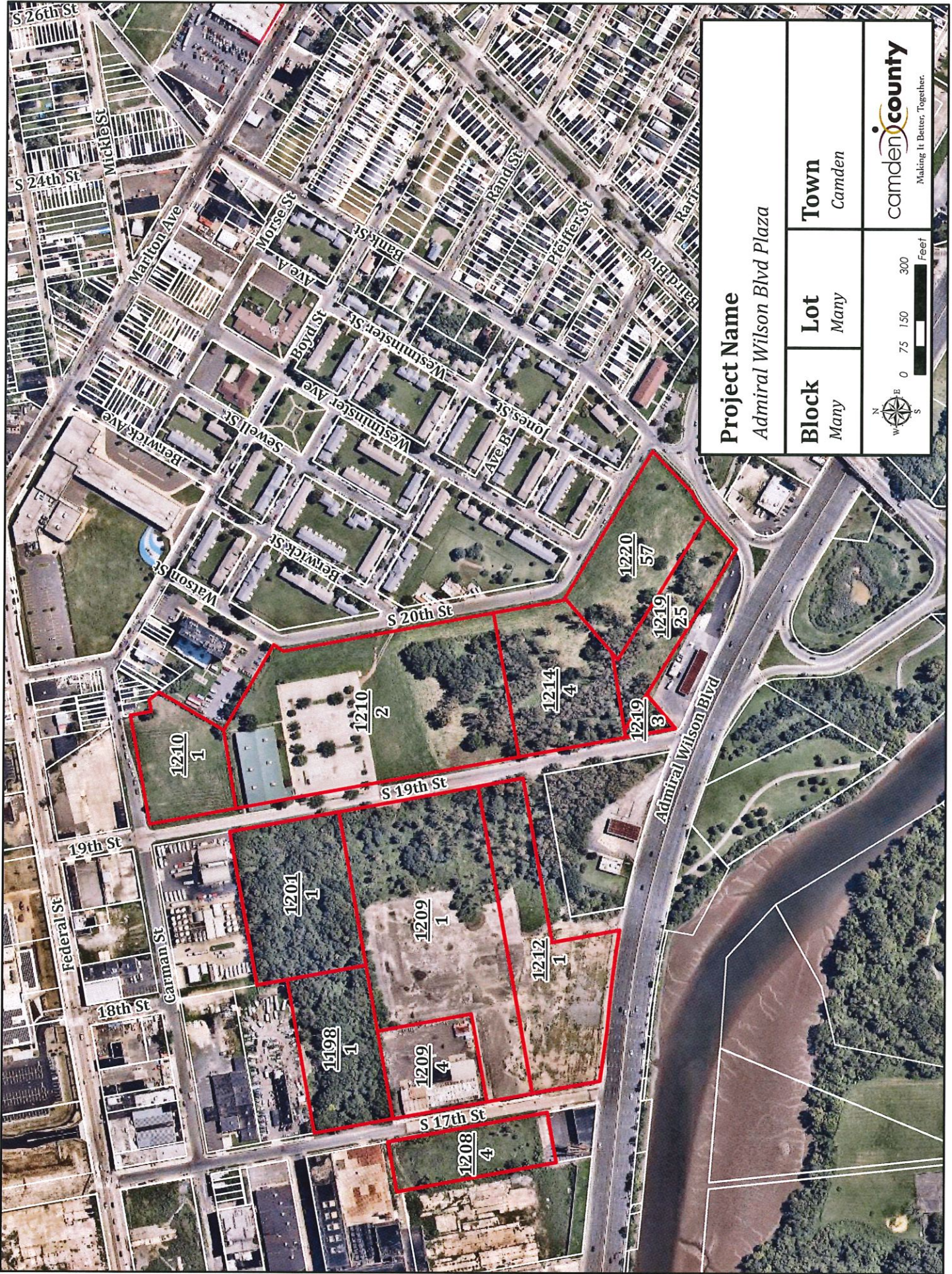
Respectfully Submitted,
Andrew Levecchia PP/AICP
County Planner

CAMDEN COUNTY PLANNING BOARD Land Development Review				Review List for Meeting
				December 22, 2020
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Admiral Wilson BLVD Plaza	SP-8-5-20	City of Camden	development of a last mile product distribution center
SP-2	Michael's Urban Renewal	SP-36-4-20	Winslow Twp.	expansion of warehouse distribution center

STAFF REPORT MEETING OF:	RE:	Admiral Wilson BLVD. Plaza
	Plan:	SP-8-5-20
	Municipality:	City of Camden
	Applicant:	Matrix Admiral Wilson Development, LLC.
	Abuts County Route:	US 30

The applicant proposes to demolish buildings, clear the largely vacant and partially wooded site and construct a 145,390 square foot warehouse, along with ancillary facilities including several stormwater management basins and parking facilities with 231 car spaces, 641 van spaces, 83 personal van parking spaces, 10 loading docks and 13 trailer parking spaces. Access to the site is proposed via various driveways along 17th Street and 19th Street. The applicant also proposes to realign 17th Street at its intersection with westbound US Route 30 to provide larger curb return radii and an island channelizing the right-in and right-out movements.

In addition, the applicant seeks minor subdivision approval to adjust the lot lines between Block 1210, Lot 2 and Block 1214, Lot 4, resulting in new lot configurations but no additional lots. A lot consolidation is also proposed for Blocks 1198, 1201, 1209 and 1212.



Project Name

Admiral Wilson Blvd Plaza

Block

Many

Lot

Many

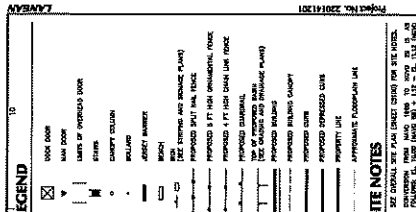
Town

Camden

camdencounty
Making It Better, Together.



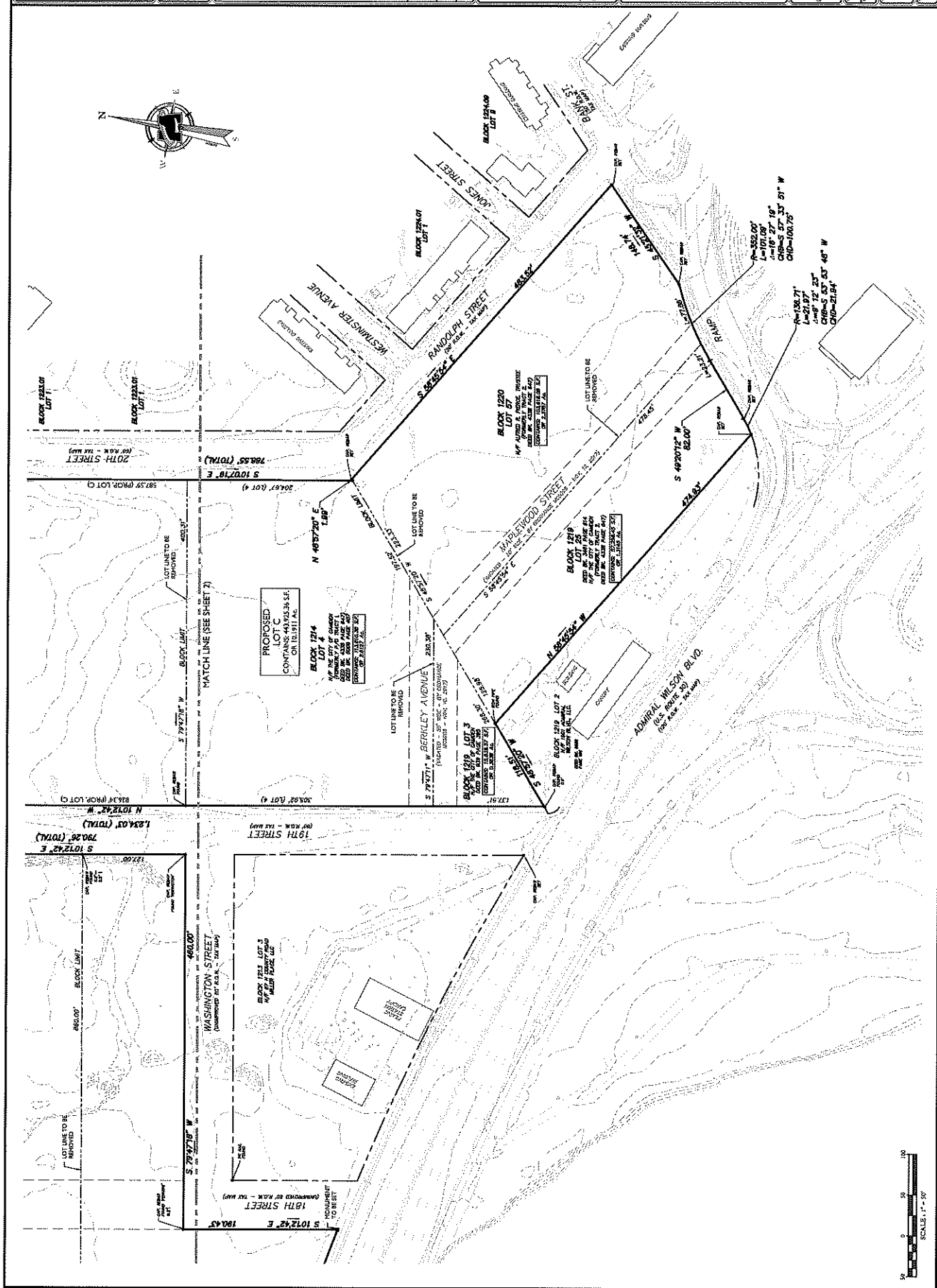
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	5
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	---

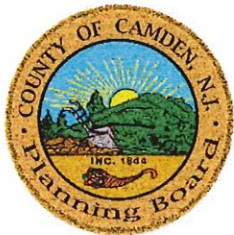
[illegible][illegible]

[illegible]

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.





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

**COUNTY PLAN:
SP-8-5-20**

Admiral Wilson Boulevard Plaza
PROJECT NAME

Camden City
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: 19.07 & 19.08

1st Review

PRELIMINARY PLAN

BLOCK: See below

OTHER

LOT (s): See below

NAME: Matrix Admiral Wilson Development, LLC

ADDRESS: Forsgate Drive, CN 4000

CITY: Cranbury **STATE:** NJ **ZIP:** 08512

SITE ABUTS COUNTY HIGHWAY: Does not abut but impacts traffic on Federal Street (CR 537)

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

GENERAL

The applicant proposes to demolish buildings, clear the largely vacant and partially wooded site and construct a 145,390 square foot warehouse, along with ancillary facilities including several stormwater management basins and parking facilities with 231 car spaces, 641 van spaces, 83 personal van parking spaces, 10 loading docks and 13 trailer parking spaces. Access to the site is proposed via various driveways along 17th Street and 19th Street. The applicant also proposes to realign 17th Street at its intersection with westbound US Route 30 to provide larger curb return radii and an island channelizing the right-in and right-out movements.

In addition, the applicant seeks minor subdivision approval to adjust the lot lines between Block 1210, Lot 2 and Block 1214, Lot 4, resulting in new lot configurations but no additional lots. A lot consolidation is also proposed for Blocks 1198, 1201, 1209 and

1212.

The development includes the following properties:

Block	Lot	Block	Lot	Block	Lot
1198	1	1209	1 & 4	1214	4
1201	1	1210	1 & 2	1219	3 & 25
1208	4	1212	1	1220	57

The following documents have been reviewed:

1. Site plan entitled "Admiral Wilson Boulevard Plaza Preliminary and Final Site Plan Application", prepared by Christopher Hager, P.E. of Langan Engineering and Environmental Services, Inc., dated October 30, 2020.
2. "Traffic Impact Study for Admiral Wilson Boulevard Plaza", prepared by Karl A. Pehnke, P.E., PTOE of Langan Engineering and Environmental Services, Inc., dated October 27, 2020.

SITE PLAN

1. The applicant proposes the realignment of 17th Street at its intersection with westbound US Route 30 to provide larger curb return radii and an island channelizing the right-in and right-out movements. The County and NJDOT are advancing a concept development study that may include similar improvements along with the construction of a deceleration lane along the westbound US Route 30 approach to 17th Street. The applicant must coordinate the proposed improvements along 17th Street and US Route 30 with the County and NJDOT. The final design could consider additional right-of-way being acquired by NJDOT, which would affect the proposed basin design in this location. The applicant must coordinate with NJ DOT, as a condition of approval.

STORMWATER MANAGEMENT NJAC 7:8

1. Detailed Stormwater Requirements were outlined in a letter from City of Camden Planning Board Engineers Joseph M. Petrongolo and Dena M. Johnson of Remington and Vernick Engineers dated 11/11/20. The County find these requirements to be extensive and satisfactory and require acknowledgement from the Township Planning Board that the applicant has met and satisfied these comments, as a condition of County approval.
2. 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.
3. 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.

4. The County and State are currently performing a Concept Development Study that directly impacts the intersection of 17th Street and Admiral Wilson BLVD. Alternatives that are being considered may impact the proposed development areas right-of-way and the location of the storm basin along Admiral Wilson BLVD. As a condition of approval, the applicant must work with NJ DOT to seek approval for the location of the basin and any future need for right-of-way required by NJ DOT.

TRAFFIC

1. The Applicant shall perform a post-development study at the nearby intersections to confirm the results of the Traffic Impact Study and evaluate the effects of the proposed warehouse. The existing traffic signals in the study area shall be monitored; as well as the stop-controlled intersections to determine if additional mitigation measures are necessary. The timing of the post-development study will be coordinated with County Planning staff.
2. Trip generation provided in the study was calculated using tenant-specific data provided by the applicant and according to this data, the proposed development is expected to generate approximately 1 total trip during the weekday morning peak hour (7:45 AM to 8:45 AM), 327 total trips during the weekday facility peak hour (10:00 AM to 11:00 AM), and approximately 31 total trips during the weekday afternoon peak hour (5:00 PM to 6:00 PM). Based on the size of this site and our experience with facilities similar to those proposed in the study, the number of trips indicated in Table 3 of the study for the weekday morning and weekday afternoon peak hours appears low and may not be an accurate assessment of the trips to be generated by the site during these peak hours. Therefore, the applicant should conduct trip generation counts during the weekday morning (7:00 AM to 9:00 AM) and weekday afternoon (4:00 PM to 6:00 PM) peak hours at a minimum of two area facilities of similar land use and size to those proposed with this development to confirm the trip generation shown in Table 3 of the study. If the trip generation counts then show a increase in the number of weekday morning and weekday afternoon peak hour trips being generated by the site over what was assumed in the traffic study, the applicant may be required to perform additional analysis at the study intersections to determine if additional improvements are required.
3. Given the size of this site, it is possible that the proposed development will generate more than 1 total truck trip during the weekday morning, weekday facility, and weekday afternoon peak hours as shown in Table 3. Therefore, it is our recommendation that this development be conditioned upon the applicant conducting post-development truck volume counts during the weekday morning (7:00 AM to 9:00 AM), weekday facility (10:00 AM to 12:00 PM), and weekday afternoon (4:00 PM to 6:00 PM) peak hours at the site accesses within six months of occupancy of the site operating a full capacity in order to confirm the number of truck trips shown in Table 3. If the post-development truck volume counts then show a increase in the peak hour number of trucks being generated by the site over what was assumed in the traffic study, the applicant will be required to perform additional post-development analysis at some or all of the study intersections in

order to determine if additional improvements, over those proposed in the study, are required.

4. The “journey to work” model used in the study to determine the trip distributions for employees should be provided in subsequent submissions to confirm the employee trip distributions used in the study.
5. The study states the intersection of Federal Street and 17th Street should be restriped to set the location of stop bars and centerline striping on each approach based on vehicle tracking analysis. This vehicle tracking analysis must be provided in subsequent submissions. Similar vehicle tracking analysis should be performed at the intersection of Federal Street and 19th Street. The applicant must clearly identify who is responsible for implementing these improvements.
6. The study indicates a build-out year of 2022. The applicant should provide information supporting this schedule, reflecting the time required to obtain all necessary permits and construct the proposed improvements. The applicant’s traffic engineer may need to revise the future year of traffic analyses accordingly.
7. Bus stops exist at the intersections of 17th Street and 19th Street with Federal Street. The study should include discussion regarding the pedestrian accommodations to/from the site and these bus stops. The applicant should work with NJ Transit to provide connections to the site and allow the County to review and approve any proposed changes.
8. The intersection of Federal Street and 17th Street was analyzed using the Synchro Percentile methodology during all three peak hours under all analysis conditions. The study should be revised to analyze this intersection using HCM 6th Edition.
9. The applicant’s engineers must address the ability of all anticipated trucks to maneuver within the site, into and out of 17th Street and 19th Street at Federal Street and through intersections along the proposed truck routes, the applicant’s engineers must identify if physical improvements to pavement, signals, radii, storage lanes, stop bar locations, signage, etc. must be improved to accommodate the truck traffic to/from the site.
10. The study should include the current traffic signal plans and timing directives for the intersection of Federal Street and 17th Street and any coordinated signals in order to confirm the traffic signal timings used in the analysis.
11. The intersection of Federal Street and 17th Street appears to be part of a coordinated signal system. The applicant’s engineer should confirm this and analyze any coordinated system along Federal Street to confirm if improvements to the system are required to better accommodate site traffic.
12. The 95th percentile queue lengths for the study intersections should be summarized in a table similar to the levels-of-service in Table 5.

13. The study should include capacity and level-of-service analysis worksheets for existing conditions.
14. The applicant should forward the electronic Synchro files to our office for further review.

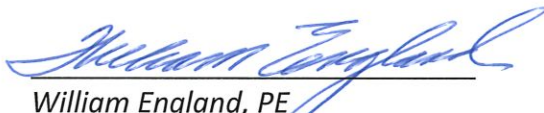
ADMINISTRATIVE

1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
2. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.
3. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
4. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.

OUTSIDE AGENCY APPROVALS

1. Applicant is responsible for all environmental permits required.
2. Applicant is responsible for obtaining NJDOT approval.




William England, PE
Assistant County Engineer


DATE

Cc: Applicant: abifulco@matrixcompanies.com
Applicant Attorney: rswartz@floriolaw.com
Applicant Engineer: kmacgeorge@langan.com
Municipal Planning Board Secretary: 856-968-4705
Municipal Review Engineer: dena.moore@rve.com

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

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

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

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: Admiral Wilson Boulevard Plaza
17th street and Admiral Wilson Blvd. City
Project Address (if applicable) & Municipality: City of Camden
Abuts County Road: N/A 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): 19.07 & 19.08 TOD/Admiral Wilson Blvd.
Block(s): SEE ATTACHED Existing Zoning: North Redevelopment Plan
Lot(s): SEE ATTACHED Variance(s) Required: No known variances at this time.

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: <https://www.camdencounty.com/service/public-works/planning/>. If you have any questions please call 856-566-2978.

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Matrix Admiral Wilson

Applicant: Development, LLC Phone: 732-521-2900 Fax: 609-395-8289

Address: Forsgate Dr., CN 4000 Town & State: Cranbury, NJ

Email: abifulco@matrixcompanies.com Zip: 08512

Attorney: Louis Cappelli Jr./Robert Swartz - Florio Perrucci Phone: 856-853-5530 Fax: 856-354-8318

Address: 1010 Kings Hwy S, Bld 2 Town & State: Cherry Hill, NJ

Email: rswartz@floriolaw.com Zip: 08034

Engineer: Christopher Hager, P.E. Phone: 215-845-8900 Fax: _____

Address: Langan Eng. & Envir. 1818 Market Street Town & State: Philadelphia, Pa

Email: kmacgeorge@langan.com Zip: 19103

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: Develop a primarily vacant site with a warehouse and associated parking.

Increase in Impervious Coverage?: ☒ YES / NO Total Increase or Decrease: 14.5 +/- acres

Total Amount of Land Disturbed: 31.1 +/- acres

Total Gross SF of all Buildings/ Development: 145,390 SF

Total New Residential Units: N/A

Total New Jobs Created: _____

CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

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

Size of Existing Lot(s): _____

Portion to be Subdivided: _____

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

Title of Municipal Official: Zoning Officer

Authorized Municipal Signature: _____ Date: 11-9-20

Transmittal Date (if applicable): _____

Phone Number: 856-757-744

Signatures Required:

Name of Applicant: Donald Epstein, manager

Signature of Applicant: _____ Date: 11/12/20

Agent Completing Application: Arthur Bifulco, III, Matrix Project Manager

Signature of Agent: _____ Date: 11/12/20

For County Use:

Classification of Application: _____

Fees included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

CAMDEN COUNTY PLANNING BOARD APPLICATION

AFFIDAVIT OF OWNERSHIP

Page - 4



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Matrix Admiral Wilson Development, LLC

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
Joseph Taylor	Forsgate Drive, CN 4000 Cranbury, NJ 08512	Member
Donald Epstein	Forsgate Drive, CN 4000 Cranbury, NJ 08512	Member

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

X

Signature of Owner & Title Member

Date

11-12-20

X

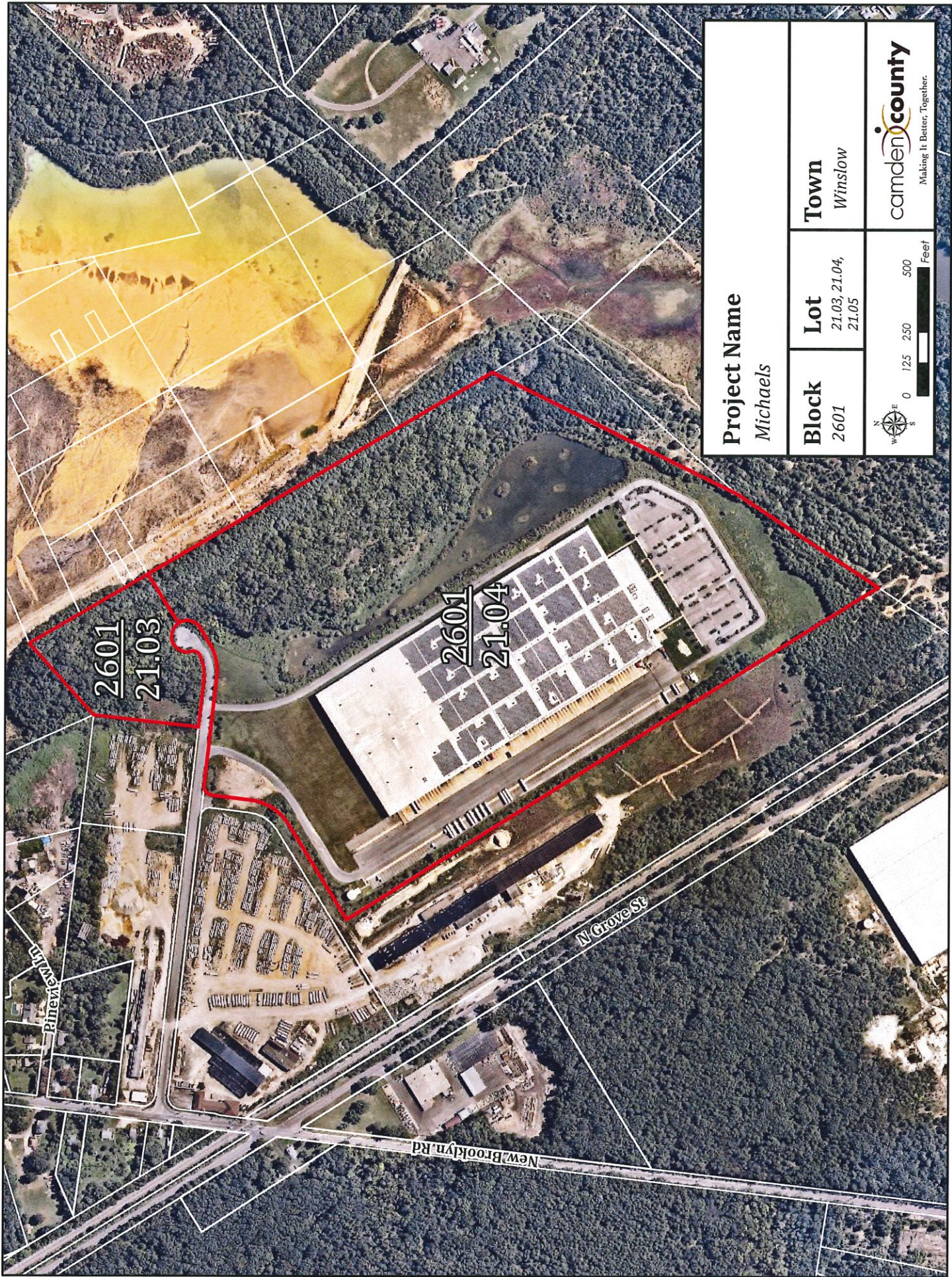
Signature of Owner & Title

Date

Block	Lot	Owner	Address
1198	1	Camden City	PO Box 95120, Camden NJ 08101
1201	1	Camden City	PO Box 95120, Camden NJ 08101
1208	4	Camden Redevelopment Agency	520 Market St, 13 th Fl, Camden NJ 08102
1209	4	Lanac, LLC	53 Phillips Road, Hainesport, NJ 08036
1210	1 & 2	Camden City	PO Box 95120, Camden NJ 08101
1212	1	DRPA	One Port Center 2 Riverside Drive Camden, NJ 08101
1214	4	Camden City	PO Box 95120, Camden NJ 08101
1219	3 & 25	Camden City	PO Box 95120, Camden NJ 08101
1220	57	Camden City	PO Box 95120, Camden NJ 08101

STAFF REPORT MEETING OF:	RE:	Michael's Urban Renewal
	Plan:	SP-36-4-20
	Municipality:	Winslow Twp.
	Applicant:	Michael's Urban Renewal, LLC.
	Abuts County Route:	Cr. 720 New Brooklyn Rd.

The applicant is seeking approval to expand the existing distribution center for Michaels Department Stores. The existing building will remain. The applicant proposes to add 416 new tractor trailer parking spaces and all associated grading and stormwater improvements. The site is located in the Pinelands.



Project Name
Michaels

Block
2601

Lot
21.03, 21.04,
21.05

Town
Winslow



camdencounty
Making It Better, Together.

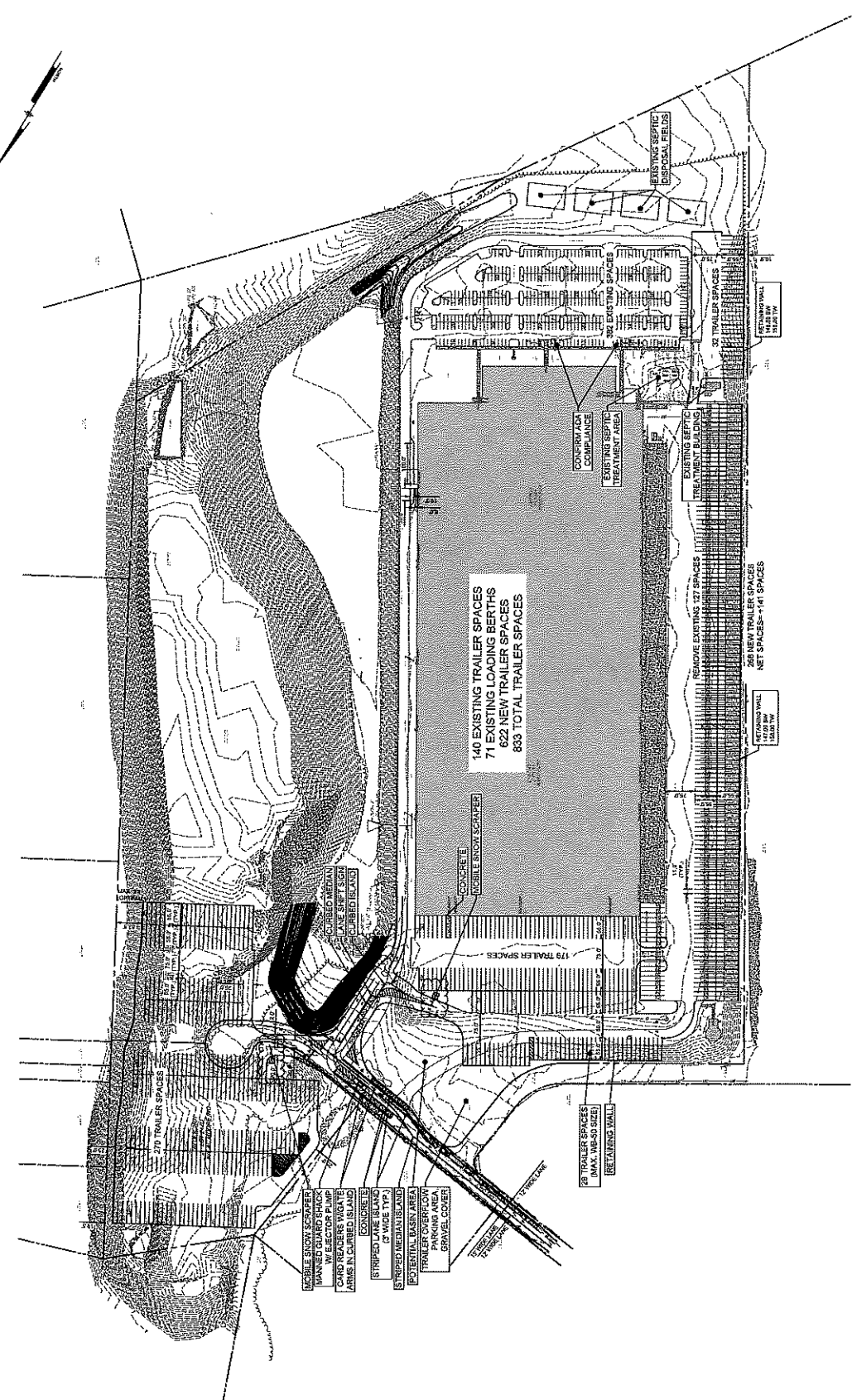
THE UNIVERSITY OF CHICAGO PRESS
530 N. Dearborn St., Chicago, IL 60610
Tel: (312) 237-1200 Fax: (312) 237-1201
Internet: <http://www.uchicago.edu>
E-mail: orderdept@uchicago.edu
JSTOR, Inc., 300 Market Street, 8th Floor, New York, NY 10001
Tel: (212) 850-6640 Fax: (212) 850-6641
Internet: <http://www.jstor.org>
E-mail: info@jstor.org

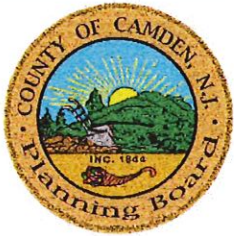
541294E

[illegible]

MOORE)

NELSON/ROSENTHAL: BE VIGILANT IN CONDUCTING
EXPERIMENTS BEFORE PROCEEDING WITH WORK





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

**COUNTY PLAN:
SP-36-4-20**

Michaels

PROJECT NAME

Winslow Twp.

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: 26

PRELIMINARY PLAN

BLOCK: 2601

OTHER

LOT (s): 21.03,21.04 and
21.05

NAME: Michaels Urban Renewal, LLC

ADDRESS: 8000 Bent Branch Drive

CITY: Irving **STATE:** TX **ZIP:** 75063

SITE ABUTS COUNTY HIGHWAY: New Brooklyn Road Cr. 720

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

GENERAL

The applicant is seeking approval to expand the existing distribution center for Michaels Department Stores. The existing building will remain. The applicant proposes to add 416 new tractor trailer parking spaces and all associated grading and stormwater improvements. The site is located in the Pinelands.

The following documents have been reviewed:

1. Site plan entitled “ Michaels Distribution Center ”, prepared by Pennoni Associates, Inc., dated 08/18/2020
2. Stormwater Management Report for “Michaels Distribution Center”, prepared by Pennoni Associates, Inc., dated 8/14/2020
3. Traffic Impact Analysis for “Michaels Distribution Center”, prepared by Pennoni Associates, Inc., dated 8/14/2020.
4. Land Title Survey for “Michaels Distribution Center”, prepared by Pennoni Associates, dated 7/9/2020
5. Local Planning Board Engineers Letters:
 - a. ARH – November 3, 2020 – site plan
 - b. CME – November 9, 2020 – traffic

RIGHT OF WAY

None

SITE PLAN

None

TRAFFIC

Traffic Study Information

1. The development proposal is to expand the existing truck parking from 140 spaces to 556 spaces (an increase of 416 spaces).
2. The traffic study analyzed the maximum employees on three shifts, which will occur from August to December.
3. As a result of traffic impacts related to the COVID-19 pandemic, the traffic study relied on adjusted manual counts completed in July 2020 based on historical traffic counts.
4. The traffic study recorded speed and heavy vehicle traffic along New Brooklyn Road, south of the Grove Street / railroad intersection. In proximity to the site along New Brooklyn Road, the 85th-percentile speed was observed to be 53 mph and that the heavy-vehicle traffic comprises approximately 15% of the overall volume.
5. The distribution center was closed at the time of data collection. As a result, the use of statistical data for similar land uses was utilized, which estimated that the existing facility generates approximately 160 to 175 peak hour trips.

6. The total traffic to be generated by the facility at peak shift times is appropriate 500 peak hour trips, which is roughly three times the existing trips.
7. In general, the off-tract study intersections are projected to operate with LOS D or better delays and the site access (i.e. AC Moore Drive) will operate with LOS E delays.

Traffic Study Comments

8. The projected 53 trucks (106 truck trips) appear to be extremely low for this type of land use compared to empirical data and the development proposal to increase the trailer parking by 4 times. The ITE studies for similar sites show that the daily truck traffic is approximately 216 trucks (432 truck trips), which is 4 times greater than the projected 53 trucks. Applicant must address these discrepancies
9. As Michaels has a similar site in Berlin, site-specific traffic data at this location is recommended to confirm the trip generation particularly since this time of year represents peak employment activity. Placement of automatic traffic recorders at the driveway(s) for a period of several consecutive days is recommended including classifying vehicles.
10. Testimony shall be provided on the roadway(s) motorists will use to "crossover" from Taunton Road to reach New Brooklyn Road.
11. A formal left-turn lane analysis at the AC Moore driveway to be provided under build conditions.
12. The traffic study shall be updated to correct the following technical or typographical errors:
 - a. The roadway names for the manual counts at Taunton Road / New Freedom Road / Factory Road to be corrected - (Factory Road / Taunton Road switched).
 - b. Factory Road is CR 710. Please update the Existing Roadway Facilities section.
 - c. The July 2020 counts in Table 1 cannot be replicated. In addition, several roadways do not have two approaches due to the alignment of the roadways the study intersections. The morning and afternoon peak periods should be examined separately. An evaluation of the traffic data along Taunton Road (between Factory Road and Tansboro Road) via the ATRs (2018; 2020) show that the traffic impacts are considerably different for the morning and afternoon peak periods. The 2020 morning volumes are approximately 80% less and the afternoon volumes are about 25% less than the 2018 volumes.
 - d. The county route designation in Table 1 for Taunton Road to be updated.
 - e. Update Table 2 to address the following items:
 - i. The approach/lane configuration for the W. Taunton Road and New Freedom – Factory Road does not match the capacity analysis.
 - ii. The minimum queue should equal a car length.
 - f. The trip distribution table to be updated to reflect the following
 - iii. 24% to Taunton Road (not Tansboro Road)
 - iv. Update percentages to equal 100% (current total is 110%)
 - g. Correct the Total AM trips in Table 6 (337 trips vs. 335 trips).

- h. A standard 2% default heavy vehicle percentage as utilized in the capacity analyses. However, the traffic counts in general shows a higher percentage.
- i. The New Brooklyn Road and AC Moore Drive capacity analysis to be updated to reflect the proper lane configuration on the northbound approach.

Based on the results of the initial traffic study, the following improvements are recommended:

- 13. A stop bar and stop sign is be installed at the AC Moore driveway to New Brooklyn Road.
- 14. The tree opposite the site access in close proximity to the New Brooklyn Road pavement be removed for roadside safety concerns.
- 15. Due to the concentrated traffic at shift change, a by-pass area along New Brooklyn Road is recommended. The applicant should provide a sketch for review prior to formal design with the following parameters to be considered:
 - a. Widen SB New Brooklyn Road to match the existing inlet/curbline.
 - b. Widen a minimum 200 feet prior to the access.
 - c. Provide an apron for the residential home directly across from AC Moore driveway.
 - d. Provide a dedicated driveway for #329 residence.
 - e. Mill and overlay southbound New Brooklyn Road within the parameters of the widening
 - f. Restripe northbound New Brooklyn Road in proximity to AC Moore driveway (right lane / gore striping)
- 16. Provide an updated timing at CR 536-Spur and CR 720 / CR 710 to correct the street names and County-route references. Provide timing to Camden County and Winslow Township.

STORMWATER MANAGEMENT NJAC 7:8

- 1. Detailed Stormwater Requirements were outlined in a letter from Winslow Twp. Planning Board Engineers William Loughney, PE , CME for ARH Associates dated 11/03/20. The County find these requirements to be extensive and satisfactory and require acknowledgement from the Township Planning Board that the applicant has met and satisfied these comments, as a condition of County approval.
- 2. 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.
- 3. 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.
- 4. If County Road currently experiences flooding conditions during storm events, the applicant will be required to analysis the capacity of the existing storm drain system along the property frontage. The applicant must demonstrate that the existing County storm pipe system has the capacity to handle the runoff directed into the County storm pipe system

from the proposed improvements under the 25-year storm conditions with no overland relief and under the 10-year storm conditions if overland relief is available

DETAILS

5. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
6. All curb radii for all roadways and driveways should be checked to ensure that an emergency vehicle or delivery vehicle can exit the driveway without turning into oncoming traffic.
7. 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.
8. Depressed curbing shall be installed at all driveways on County roads.
9. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches
10. The following County standard details are required for improvements in the County right-of-way:
Details:
 1. Standard 8"X9"X18" Concrete Vertical Curb
 2. Standard Depressed Concrete Curb
 3. Left Turn Lane and Transition
 4. Hot Mix Asphalt Pavement
 5. Roadway Widening Roadway Restoration
 - A. Typical Roadway Restoration for Curb Installation
 - B. Typical Roadway Widening Where no Curb is Present
 6. Mill and Pave Final Restoration

ADMINISTRATIVE

11. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
12. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.
13. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public->

works/permits/, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.

14. Camden County Planning Board Process – Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board **does not** provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.
15. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
16. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.
17. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.

OUTSIDE AGENCY APPROVALS

18. Applicant is responsible for all environmental permits required.
19. Applicant is responsible for obtaining all Pinelands Commission permits and approvals.


William England, PE
Assistant County Engineer


DATE



Cc: Applicant: dave1@michaels.com
Applicant Attorney: Gail Howie Conenello, Esq. – gail.conenello@klgates.com
Applicant Engineer: Chad Gaulrapp, PE – cgaulrapp@pennoni.com
Municipal Planning Board Secretary: Christy Clauss cclauss@winslowtownship.com
Municipal Review Engineer: William Loughney PE, CME- mherr@arh-us.com

CAMDEN COUNTY PLANNING BOARD APPLICATION

Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans**Camden County Planning Board**

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

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

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

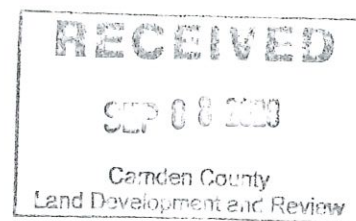
(PLEASE TYPE OR PRINT LEGIBLY)**Project Information:**Project Name: MICHAELS DISTRIBUTION CENTERProject Address (if applicable) & Municipality: 130 A.C. MOORE DRIVE, WINSLOW TWPAbuts County Road: NEW BROOKLYN ROAD County Route No.: CR 720**Type of Submission (please check one):**

- ☒ 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): 26Existing Zoning: PI-3 AND PR-1Block(s): 2601

Variance(s) Required: _____

Lot(s): 21.03, 21.04, 21.05

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 36-4-20

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: MICHAELS URBAN RENEWAL LLC Phone: 610-314-3014 Fax: _____

Address: 8000 BENT BRANCH DRIVE Town & State: IRVING, TEXAS

Email: dave1@michaels.com Zip: 75063

Attorney: GAIL HOWIE CONENELLO, ESQ. Phone: 973-848-4048 Fax: _____

Address: K&L GATES LLP Town & State: NEWARK, NJ

Email: gail.conenello@klgates.com Zip: 07102

Engineer: CHAD GAULRAPP, PE Phone: 856-656-2870 Fax: _____

Address: PENNONI ASSOCIATES, INC Town & State: HADDON HEIGHTS, NJ

Email: cgaulrapp@pennoni.com Zip: 08035

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 checked="" type="radio"/> Office | <input type="radio"/> Flex Space |
| <input type="radio"/> Duplex | <input type="radio"/> Restaurant/ Food Establishment | <input checked="" 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: _____

There is an existing distribution center building that will remain. There will be 416 new trailer spaces, for a total of 556 trailer loading spaces and 71 loading bays.

Increase in Impervious Coverage?: ☒ YES ☐ NO Total Increase or Decrease: 8.5 ACRE INCREASE

Total Amount of Land Disturbed: 18.50 ACRES

Total Gross SF of all Buildings/ Development: N/A

Total New Residential Units: N/A

Total New Jobs Created: _____

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

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

Size of Existing Lot(s): _____

Portion to be Subdivided: _____

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

Title of Municipal Official: _____

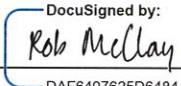
Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____


Phone Number: _____

Signatures Required:

Name of Applicant: Rob McClay

Signature of Applicant:  VP-DC Operations Date: 8/18/2020
DocuSigned by: DAF6407625D6484...

Agent Completing Application: CHAD GAULRAPP, PE PENNONI ASSOCIATES, INC.

Signature of Agent:  Date: 09/01/2020

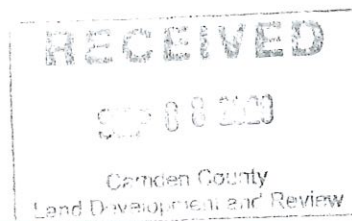
For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-36-4-20

Stamp Date Received Below



CAMDEN COUNTY PLANNING BOARD APPLICATION

AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: MICHAELS URBAN RENEWAL LLC

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
<u>Michaels Stores Procurement Company, Inc. is the sole owner of Michaels Urban</u> <u>Renewal LLC. The ultimate parent of the Applicant, The Michaels Companies, Inc., is</u> <u>a publicly traded corporation.</u>		

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

X DocuSigned by:
Rob McIlroy VP-DC Operations
DJA-F6407925D8484
Signature of Owner & Title

8/18/2020

Date

X 
Signature of Owner & Title

9/2/2020
Date

SP-36-4-20