

Louis Cappelli, Jr.
Commissioner Director
Almar Dyer
Commissioner
John Wolick
Director



Making It Better, Together.

CAMDEN COUNTY PLANNING BOARD
CHARLES J. DEPALMA COMPLEX
2311 EGG HARBOR ROAD
LINDENWOLD, NJ 08021

Board Members
Commissioner Almar Dyer – Alternate
– Chairman
Daniel P. Cosner – Vice Chairman
Thomas Schina – Secretary
Matthew Marrone
Ryan Doran
Joseph Pillo
Alexis M. Williams
Kevin Becica – County Engineer

March 23rd, 2021

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 – February 2021
6. Review of Projects for Board Action:
 - a. Brighton at Winslow SP-36-1-21 Winslow Twp.
Mixed use development consisting of 312 apartments and 25,000sf of commercial development
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. Commissioner Director
Hon. Almar Dyer, Commissioner
John Wolick, Director of Public Works
Kevin Becica, County Engineer
William England, Assistant County Engineer
Andrew Levecchia, County Planner

CAMDEN COUNTY PLANNING BOARD Land Development Review				Review List for Meeting
				March 23, 2021
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Brighton at Winslow	SP-36-1-21	Winslow Twp.	Mixed use development consisting of 312 apartments and 25,000sf of commercial development

Camden County Planning Board
County Public Works Complex, Lindenwold
6:00 PM
February 23rd, 2021

The meeting was convened at 6:13 PM by Andrew Levecchia. Andrew Levecchia announced that the meeting was held virtually.

Commissioner Almar Dyer, Daniel Cosner (Vice Chairman), Mr. Tom Schina (Secretary), Mr. Matthew Marrone, Mr. Ryan Doran, Mr. Joseph Pillo, Mrs. Alexia 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 January 26th, meeting by Mr. Thomas Schina and seconded by Mrs. Alexis Williams. All present voted in favor of the motion.

Review of Projects for Board Action

1. Silver Lake Townhomes MJ-13-1-120/SP-13-2-20

Appearing on behalf of the applicant was: David Serlin Esq., Edward Brady, PE, Vlad Koldomasov, PE., David Shropshire PE (Traffic), Tony Ziccardi (owners rep)

The Silver Lake Townhouse project comprises of a total of 163 townhomes with both on-site parking and on-street parking that will be constructed in three phases on three separate parcels, as described below.

Phase I has frontage along Haddon Avenue (local roadway) and East Clementon Road (CR 686) and is currently developed with a parking area. Two full access driveways at the East Clementon Road frontage permit access to the existing parking area. A third driveway along East Clementon Road will be removed as part of Phase I.

Phase I will consist of 75 townhomes with total of 153 on-site parking and 22 on-street parking along Gibbsboro-Clementon Road and seven (7) spaces on Haddon Avenue. Two access points are proposed to CR 686 with the northern entrance bifurcated. Phase I also includes an emergency access inter-connection to the adjacent Wawa, which ultimately may have access to CR 561.

Phase I also includes depicts the construction of a proposed temporary parking lot containing 149 parking spaces along CR 686 (East Clementon Avenue) on proposed Block 8.01, Lot 3.09. In addition, a reconfigured parking lot containing 131 spaces along CR 561B (Foster Avenue) is also depicted on Block 8.01, Lots 3.03 and 3.04.

Phase II fronts on South United States Avenue and comprises of 65 townhomes. Parking will be accommodated via 150 on-site spaces and 22 on-street spaces along South United States Avenue. Two full-movement access points are proposed to South United States Avenue. The Phase II property current

comprises of two parking lots – one lot has two driveways to South United States Avenue and the other lot has a right ingress from CR 561 and a right in/out driveway to Marlton Avenue (Cr. 685). The Phase II frontage along South United States Avenue is not within the County jurisdiction.

Phase III is located between South United States Avenue opposite Phase II and Marlton Avenue (Cr 685). This phase will consist of 23 townhomes with 76 on-site parking spaces and 2 on-street spaces along Marlton Avenue (Cr. 685). Access to South United States Avenue will be via two (2) driveways. York Avenue (local roadway) is proposed to be vacated and converted to private driveways. The Phase III frontage along South United States Avenue is not within the County jurisdiction.

Frontage improvements generally include new curb, sidewalk, and ramps. Varying width pedestrian easements are proposed along the frontages. At the off-tract intersection of United States Avenue and Lakeview Avenue (Haddonfield-Berlin Road, CR 561), the northbound approach to United States Avenue is proposed to be converted to a right in and out only. Along SB CR 561, the existing right-in access and deceleration lanes to the parking lot on the corner of South United States Avenue will be removed. In addition, the developer proposed to vacate approximately 14 feet of right-of-way along CR 561.

Stormwater management facilities will include pipes, inlets, infiltration/detention basins and an underground detention basin. The applicant has provided drainage calculations to support the compliance with NJAC 7:8 for water quality and water quantity. As the site is located within an urban redevelopment district, no groundwater recharge is proposed. Phase I proposes to treat and detain the stormwater at an above ground infiltration/detention basin and an underground basin to ultimately discharge into a double “E” inlet on East Clementon Avenue (CR 686).

Phase II and III stormwater will be treated by infiltration/detention basins designed to infiltrate the entire water quality storm. Basin 1 is designed to provide temporary storage and to allow discharge into basin 2 at a controlled rate. Basin 2 drains to an existing Type E inlet located on Lot 5, Block 8.01, which ultimately drains into Silver Lake. Water quality and water quantity calculations have been provided.

A motion was made to approve this application that includes the 7 waivers from Camden County Planning Board Standards, support by County Planning and Engineering staff; motion made by Mr. Schina and seconded by Mr. Doran to approve this application; a roll call vote was taken, and all present were in favor.

2. Insurance Auto Auction Corporation SP-35-1-20 – application was not heard; the applicant did not appear as the applicant has not yet received approval from the local Planning Board.

The municipality holds their Planning Board meeting the day that County Planning Board staff generates the County Planning Board Agenda. Staff continues to list the application on our agenda because we are ready to hear the application but must first wait to know if the municipality has approved the application. Once the application is approved by the municipality, then the County Planning Board can and will move forward with hearing the application.

PUBLIC COMMENTS

No public comments.

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 March 23, 2021, and it is expected to be virtual.

NEW BUSINESS

None.

OLD BUSINESS

None

ADJOURNMENT

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

Respectfully Submitted,
Andrew Levecchia PP/AICP
County Planner

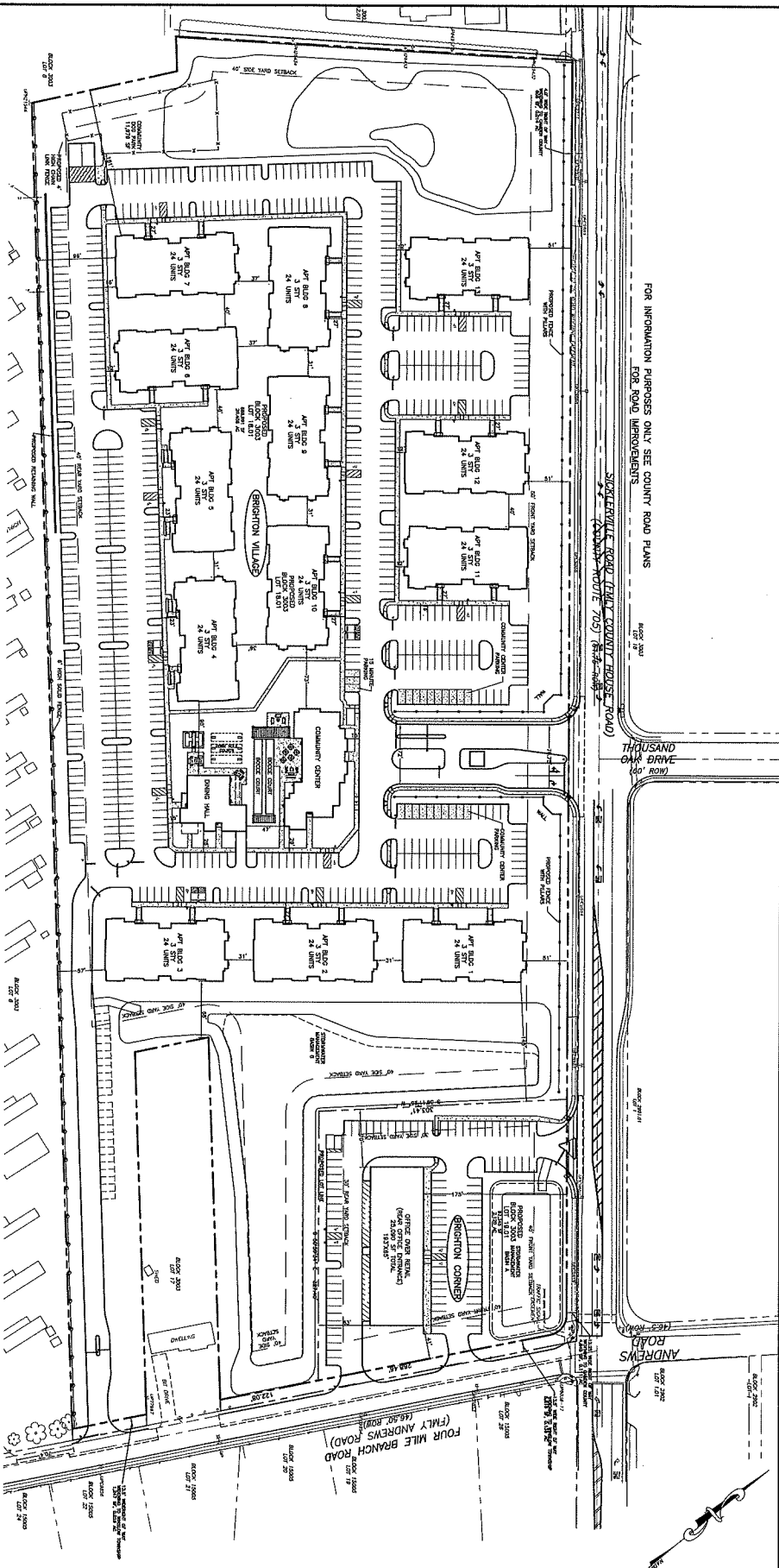
STAFF REPORT MEETING OF:	RE:	Brighton at Winslow
	Plan:	SP-36-1-21
	Municipality:	Winslow Twp.
	Applicant:	SJS Winslow, LLC
	Abuts County Route:	Sicklerville Rd. (Cr. 705)

The applicant proposes to clear the largely vacant and partially wooded site and construct a mixed-use development including the following:

- 13 apartment buildings including 312 dwelling units
- One (1) commercial building including approximately 12,500 square feet of office space and 12,500 square feet of retail space
- Three (3) stormwater management basins
- Parking facilities including 637 spaces

Access to the site is proposed via three driveways:

- One (1) full-movement driveway along Sicklerville Road (CR 705) opposing Thousand Oak Drive
- One (1) right-in / right-out driveway along Sicklerville Road (CR 705) near Four Mile Branch Road / Andrews Road
- Three (3) full-movement driveways along Four Mile Branch Road



FOR INFORMATION PURPOSES ONLY SEE COUNTY ROAD PLANS
FOR ROAD IMPROVEMENTS

55- (600) 705-705 (577-76-705) 5

THOUSAND
OAK DRIVE

ANDREWS
ROAD

FOUR MILE BRANCH ROAD
(FAMILY ANDREWS ROAD)
(46.50 ROW)

135' WIDE
200' x 70'

Erik R. Littlehales 12/9/2020
ERIK R. LITTLEHALES DATE

PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 24GE04312700

OVERALL SITE PLAN

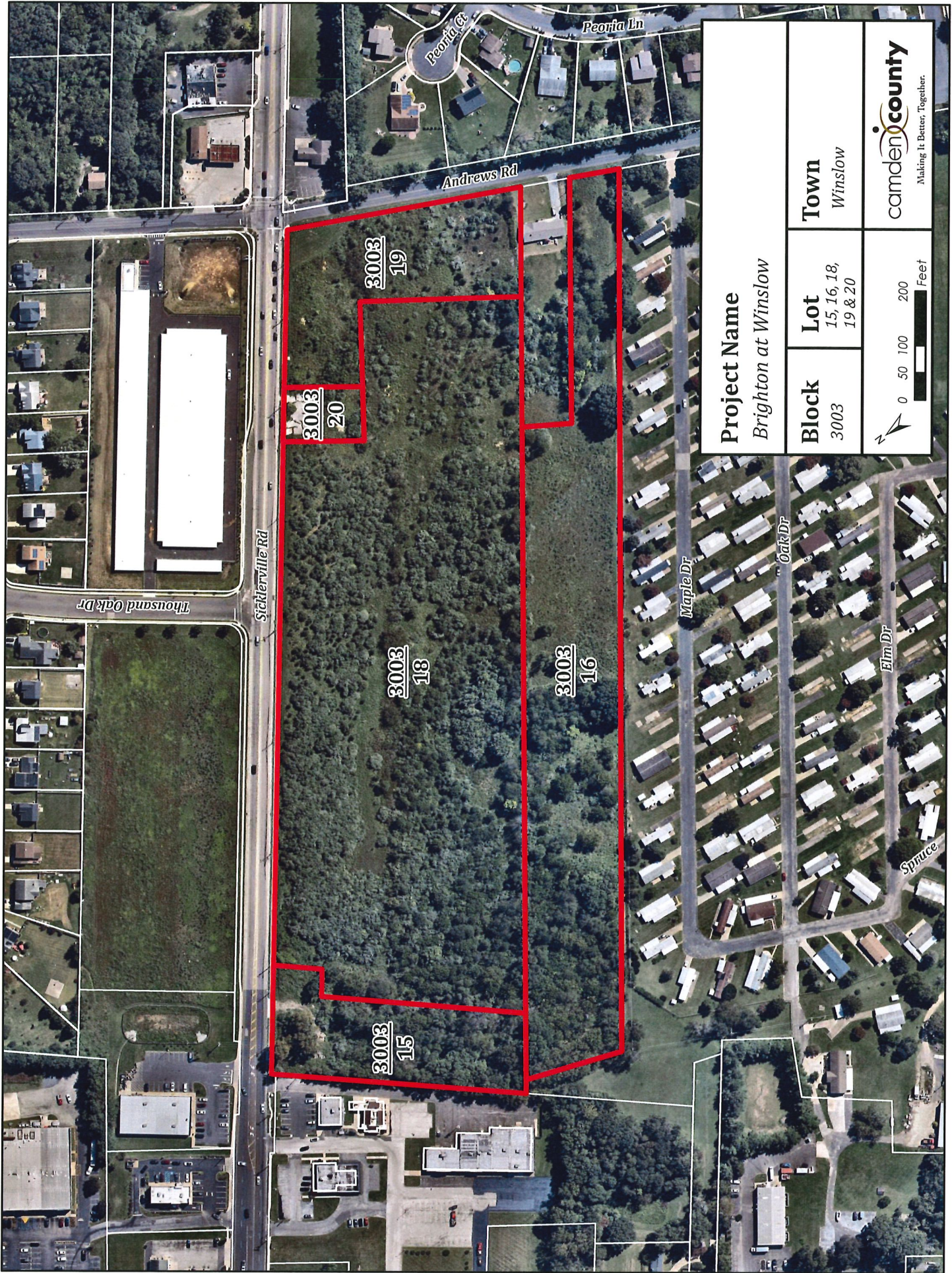
BRIGHTON AT WINSLOW
PLATE 30, BLOCK 3003, LOTS 15, 16, 18, 19 & 20
WINSLOW TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

- [illegible]

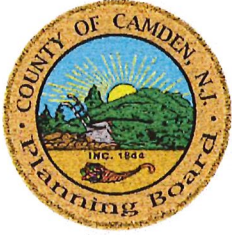
GRAPHIC SCALE

SCALE: 1" = 60'





Project Name <i>Brighton at Winslow</i>		Town <i>Winslow</i>
Block 3003	Lot 15, 16, 18, 19 & 20	 0 50 100 200 Feet



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

**COUNTY PLAN:
SP-36-1-21**

Brighton at Winslow
PROJECT NAME

Winslow Township
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X SITE PLAN
____ PRELIMINARY PLAN
____ OTHER

PLATE: 30
BLOCK: 3003
LOT (s): 15, 16, 18, 19 & 20

1st Review

NAME: SJS Winslow LLC

ADDRESS: 188 Tamarack Circle

CITY: Skillman **STATE:** NJ **ZIP:** 08558

SITE ABUTS COUNTY HIGHWAY: Sicklerville Road (CR 705)

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

GENERAL

The applicant proposes to clear the largely vacant and partially wooded site and construct a mixed-use development including the following:

- 13 apartment buildings including 312 dwelling units
- One (1) commercial building including approximately 12,500 square feet of office space and 12,500 square feet of retail space
- Three (3) stormwater management basins
- Parking facilities including 637 spaces

Access to the site is proposed via three driveways:

- One (1) full-movement driveway along Sicklerville Road (CR 705) opposing Thousand Oak Drive
- One (1) right-in / right-out driveway along Sicklerville Road (CR 705) near Four Mile Branch Road / Andrews Road
- Three (3) full-movement driveways along Four Mile Branch Road

The following documents have been reviewed:

1. Site plan entitled "Brighton at Winslow Preliminary Major Site Plan / Major Subdivision Plan", prepared by Erik R. Littlehales, PE, Consulting Engineer Services, dated December 9, 2020.
2. "Stormwater Management Report for Brighton at Winslow", prepared by Erik R. Littlehales, PE, Consulting Engineer Services, dated December, 2020.
3. "Traffic Impact Study for Brighton at Winslow", prepared by Michael R. Brown, PE, PTOE, CME, Consulting Engineer Services, dated December, 2020.
4. "Plan of Survey and Topography, Block 3003, Lots 15, 16, 18, 19 & 20, Township of Winslow, Camden County, New Jersey" prepared by Adam R. Grant, PLS, Consulting Engineer Services, dated August 26, 2019, revised through October 26, 2020.
5. "Plan of Major Subdivision for Brighton at Winslow", prepared by Adam R. Grant, PLS, Consulting Engineer Services, dated October 29, 2020, revised through December 10, 2020.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Sicklerville Road (CR 705) has a proposed right-of-way of 74 feet, with an existing right-of-way of 49.5 feet. The subdivision and site plan indicate an existing right-of-way half-width ranging from 24.75 feet to 33 feet along the site frontage and a proposed road widening easement varying from 4 feet to 12.25 feet in width, providing an ultimate right-of-way half-width of 37 feet in accordance with the Camden County Master Plan. The following is noted:
 - a. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
 - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.

SITE PLAN

1. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative."
2. The sight triangles indicated on the plans should be revised to reflect a distance of 500 feet in each direction for the movement turning left out of Driveway 1.
3. The inlets along the site frontage lack bicycle-safe grates and Type 'N-Eco' curb pieces. Additionally, the asphalt along several inlets has settled, indicating a need for these inlets to be reconstructed. The plans should be revised to indicate the reconstruction of these inlets, as deemed necessary by the County Engineer or his/her representative, with new bicycle-safe grates and Type 'N-Eco' curb pieces.
4. The plans indicate the existing "B" inlet at the full-movement site access is to remain in the driveway ingress and is to be retrofitted with an alternate backplate to accommodate traffic

rolling over the inlet. This configuration is not acceptable, since the inlet may receive a significant amount of traffic impact and require excessive maintenance. The inlet should be replaced with a new inlet along the curb. A new cross-drain pipe should be constructed to connect it to the existing storm drainage inlet across Sicklerville Road (CR 705). The existing cross-drain pipe should be filled with controlled low-strength material (CLSM) in accordance with NJDOT specifications. The downstream inlet should be reconstructed with new bicycle-safe grate and Type-N eco curb piece as needed. The plans should be updated accordingly, and the SWM report should be revised to analyze the drainage modifications.

5. The driveway aprons and depressed curb along Sicklerville Road (CR 705) near the northwestern corner of the site should be removed and replaced with full-reveal curb.
6. Truck turning exhibits should be provided for the driveway accesses along Sicklerville Road (CR 705) to ensure the expected delivery and emergency vehicles can be accommodated without encroaching on the proposed concrete islands.
7. A detail for the proposed islands should be provided, incorporating NJDOT standard, mountable 12" X 13" Concrete Sloping Curb and 6" thick, reinforced concrete in accordance with the County Standard for concrete driveways and aprons.
8. The proposed curb ramp along the north side of Sicklerville Road (CR 705) appears to conflict with the drainage inlet in this location. The plans should be revised accordingly.
9. The asphalt pavement condition along Sicklerville Road (CR 705) is in poor condition and is not expected to support the required striping eradication, RPM removal, pavement marking installation and RPM installation. The full pavement width should be milled and overlaid along the site frontage, spanning the length of striping modifications, drainage improvements and other proposed pavement disturbance.
10. Two-way center turn lane signs (R3-9b), with "BEGIN" (R3-9cP) and "END" (R3-9dP) plaques should be installed along either approach to the terminus of the extended two-way center turn lane.
11. The 10' long broken yellow line with 30' gaps along the two-way center turn lane should be identified in the pavement marking legend.
12. NO LEFT TURN (R3-2) signs should be added along the westbound Sicklerville Road (CR 705) approach to the right-in, right-out driveway in accordance with County Standard Detail 12.
13. The double yellow lines along the bay tapers approaching the left turn lanes are to use reverse curves with minimum radii of 75' in accordance with County Standard Detail 14, rather than straight-line tapers.
14. Traffic control plans should be provided in accordance with 2.2.6.

STORMWATER MANAGEMENT NJAC 7:8

1. The proposed improvements disturb over one acre (43,560 SF) of land and increase impervious

surface by over one-quarter acre (10,890 SF). Therefore, the proposed improvements meet the definition of "major development" and stormwater management improvements under NJAC 7:8 for water quality, water quantity and recharge are required. A stormwater management system is proposed to meet the requirements of NJAC 7:8, including three (3) stormwater management basins. The applicant's engineer should provide additional documentation to confirm the storm water management system is in conformance with NJAC 7:8 as noted in the following comments.

2. The discharge values in the table titled "Summary of Allowable Discharge from the Site to the Analysis Point" do not appear to match the hydrographs and it is unclear how these values relate to the existing discharge rates. The SWM report should be revised to clarify how these values are calculated and how the "Required Reduction" is applied. Further clarification is required to determine if the design has met the requirement of NJAC 7:8 for reductions in the peak rate of stormwater discharge quantity.
3. The plans indicate the existing 24" storm drainage pipe crossing Sicklerville Road (CR 705) along Four Mile Branch Road is to be replaced with a proposed 42" pipe across Sicklerville Road. Although a capacity analysis of the existing pipe has been completed, the SWM report does not address the actual increase in flow to this pipe for the appropriate design storm. The SWM report should be revised accordingly. If a significant increase in flow is anticipated, an analysis of the receiving 54" pipe should also be provided to confirm the receiving drainage system has adequate capacity to accommodate the additional runoff from the 25-year design storm and to demonstrate no downstream flooding or erosion will result from the proposed development.
4. 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.
5. 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.
6. The proposed 42" stormwater drainage pipe system along Four Mile Branch Road leading to the Sicklerville Road (CR 705) system appears to be sized to accommodate the 100-year outflow from SWM Basin B rather than just the flow from the 25-year design storm, to convey the flow from the emergency spillway if this basin overtops. The SWM report should be revised to clarify the intent of this design.
7. The pipe calculation for the Sicklerville cross-drain pipe (EX1 to EX2) does not appear to include the flow from the contributing roadway drainage area to the inlet. The SWM report should be revised accordingly.
8. The Test Pits referenced in the Basin A and Basin B Physical Parameter tables appear to be switched. The tables should be revised accordingly.
9. Although shown on the Grading and Drainage plan, no test pit information is provided for the

Basin C location. The noted test pit (Test Pit #17) is not listed in the Stormwater Subsurface Investigation Summary. Information supporting the water table elevation should be provided.

10. The Proposed Runoff values in the "Calculation of Proposed Peak Runoff to the Analysis Point" table do not match the hydrographs. Clarification should be provided.
11. In the "Basin Design Criteria" section, the distance above the water table appears to be 5.07 feet and not 6.07 feet. As stated in a previous comment, the distance to the water table determined for Basin C should be confirmed.
12. The spillway lengths in the Spillway Design section do not match the plan. The plans and/or SWM report should be revised accordingly.
13. The drainage area map in Appendix A was scanned incorrectly. The SWM report should be revised accordingly.
14. The pipe calculations for A1 to FES1a reference the permeable area on the previous spreadsheet, rather than the total area. The SWM report should be revised accordingly.
15. No spillway is shown for Basin C on the Grading and Drainage Plan. The plans should be revised accordingly.
16. The bottom elevation for the Soil Replacement Detail and the Soil Replacement Schedule do not match. The plans should be revised accordingly.

DETAILS

1. 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.
2. A detail should be provided for County roadway trench restoration for work adjacent to the proposed curb, storm drainage pipe and utility trenches. The pavement restoration should be 6" of dense graded aggregate, 8" of temporary base pavement, then 2" mill and top pave after 3-4 months of trench settlement.
3. The Basin A emergency overflow discharges onto a County Road. Provide a detail for the stabilization of the downstream ground surface. In addition, replace the flat grate on the outlet structure with a trash rack constructed of welded aluminum bars to improve flow into the outlet structure and reduce overflow events.

4. 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
5. Standard Concrete Sidewalk
15. Curb Inlet with Bicycle Safe Grate and Type 'N-Eco' Curb Piece
16. Milling and Resurfacing

17. Hot Mix Asphalt Pavement

18. Roadway Widening Roadway Restoration

B. Typical Roadway Widening Where no Curb is Present

19. RCP Storm Sewer Installation & Trench Restoration Detail

TRAFFIC

1. Based on the trip generation information provided in the traffic study, the proposed development will generate approximately 153 total trips during the weekday morning peak hour, approximately 196 total trips during the weekday afternoon peak hour, and approximately 200 total trips during the Saturday midday peak hour. A portion of the trips for the retail use are considered pass-by trips. According to the ITE publication, *Trip Generation Handbook*, pass-by trips for the retail use are expected to be 34% and 26% during the weekday afternoon and Saturday midday peak hour respectively. Accounting for pass-by trips could reduce the number of new trips generated by the site. The traffic study did not include a reduction in total trips to account for pass-by traffic. Therefore, the trip generation used in the traffic study should be considered conservative. We concur with the trip generation methodology used in the traffic study.
2. According to the analysis results, the northbound shared left-turn/through lane at the intersection of Sicklerville Road (CR 705) and Thousand Oak Drive / Driveway #1 will experience delay (LOS E and F) during the weekday morning, weekday afternoon, and Saturday midday peak hours under future 2023 build conditions. Based on signal warrant analysis, the intersection will not warrant the installation of a traffic signal based on peak hour warrants. Analysis of the four-hour and eight-hour signal warrants was not performed since trip generation for hourly volumes throughout a typical day was not projected. The Applicant should perform post-development traffic counts and a full traffic signal warrant analysis of post-development conditions to confirm if a traffic signal is necessary at this location. In addition, the applicant should conduct a gap study along Sicklerville Road at this intersection to confirm that adequate gaps will exist in the Sicklerville Road traffic stream to allow vehicles to safely maneuver into and out of both Thousand Oak Drive and Driveway #1.
3. The intersections of Sicklerville Road (CR 705) & Williamstown - New Freedom Road (CR 536S) and Sicklerville Road (CR 705) & Andrews Road / Four Mile Branch Road were 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 the HCM 6th Edition methodology.
4. The levels-of-service and 95th percentile queue lengths for all study intersections should be summarized in a table.
5. The study should be revised to address the need for right turn lanes at the site accesses along Sicklerville Road (CR 705).
6. The heavy vehicle percentages used at the intersection of Sicklerville Road and Thousand Oak Drive during the weekday morning, weekday afternoon, and Saturday midday peak hours should be revised to match the heavy vehicle percentages in the manual turning movement traffic counts.

7. The Synchro printouts at the intersections of Sicklerville Road (CR 705) & Williamstown - New Freedom Road (CR 536S) and Sicklerville Road (CR 705) & Andrews Road / Four Mile Branch Road should be revised to show the heavy vehicle percentages used in the analysis during all three peak hours.
8. The through traffic volumes along Sicklerville Road (CR 705) at Driveway 2 shown on Figure 7 should be balanced between Thousand Oak Drive / Driveway #1 and Andrews Road / Four Mile Branch Road.
9. The electronic Synchro files should be included in all subsequent submissions.


ADMINISTRATIVE

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


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

OUTSIDE AGENCY APPROVALS

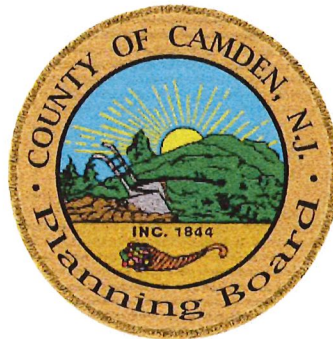
1. Applicant is responsible for all environmental permits required.



William England, PE, PP, CME, CPWM
Assistant County Engineer



DATE



Cc: Applicant: spartan@harvestate.com
Applicant Attorney: robert.washburn@flastergreenberg.com
Applicant Engineer: elittlehales@ces-1.com
Municipal Planning Board Secretary: cclauss@winslowtownship.com
Municipal Review Engineer: jwinckowski@cmeusa1.com / ARH: (609) 567-8909

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: Brighton at Winslow

Project Address (if applicable) & Municipality: Sicklerville Road, Sicklerville NJ 08081

Abuts County Road: Sicklerville Road County Route No.: 705

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): 30

Block(s): 3003

Lot(s): 15, 16, 18, 19, & 20

Existing Zoning: Sicklerville Road Redevelopment Plan

Variance(s) Required: _____

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-36-1-21

MS-36-1-21

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: SJS Winslow LLC Phone: 609-448-3300 Fax: _____
Address: 188 Tamarack Circle Town & State: Skillman, NJ
Email: spartan@Harvestate.com Zip: 08558

Attorney: Robert M. Washburn Phone: 856-382-2254 Fax: _____
Address: 1810 Chapel Ave West Town & State: Cherry Hill, NJ
Email: robert.washburn@flastergreenberg.com Zip: 08002

Engineer: Erik Littlehales Phone: 856-228-2200 Fax: 856-232-2346
Address: 645 Berlin Cross Keys, Suite 1 Town & State: Sicklerville Road, NJ
Email: elittlehales@ces-1.com Zip: 08081

Proposed Use (please check all that apply):

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

Project Description & Statistics:

Short Description of Project: The proposed use of the property is a residential development consisting of 312 apartments (13 buildings with 3-stories) and a commercial development consisting of a 25,090 SF building. The development will also feature a dining hall, community center, three (3) stormwater basins, sewer main, sewer and water services, lighting, landscaping, and other site amenities.

Increase in Impervious Coverage? ☒ YES ☐ NO Total Increase or Decrease: 14.34 AC

Total Amount of Land Disturbed: 24.33 acres

Total Gross SF of all Buildings/ Development: 25,090 SF (commercial building)

Total New Residential Units: 312 Apartment Units (13 buildings with 3-stories)

Total New Jobs Created: _____

SP-36-1-21

MS-36-1-21

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? 2

Size of Existing Lot(s): 22.817 +/-

Portion to be Subdivided: 22.817 +/-

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

Title of Municipal Official: Planning Board Secretary

Authorized Municipal Signature: Christy Clausos

Date: 12/24/20

Transmittal Date (if applicable): 12/23/2020

Phone Number: Ext 8006, 609 567 0700

Signatures Required:

Name of Applicant: Mr. Stephen Patron

Signature of Applicant: [Signature]

Managing Member

Date: 12-9-20

Agent Completing Application: Erik R. Littlehales, PE, Consulting Engineer Services

Signature of Agent: Erik Littlehales

Date: 12/15/2020

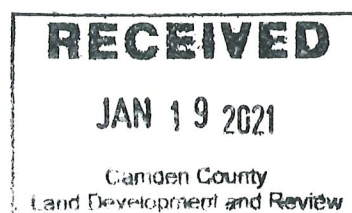
For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-36-1-21
MS-36-1-21

Stamp Date Received Below



CAMDEN COUNTY PLANNING BOARD APPLICATION

AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: SJS Winslow, LLC

Is the Company a Corporation? ☒ YES / NO

If yes, what State is the Corporation incorporated in? N.J.

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
33% - Havestate Group, LLC	188 Tamarack Circle, Skillman, NJ	
33% - Kirkenir Family Limited Partnership, LLC	3 N. Main Street, Cranbury, NJ	
34% - JAM Limited, LLC	320 Crescent Parkway, Sea Girt, NJ	

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

X  Managing Member
Signature of Owner & Title

12-9-20
Date

X _____
Signature of Owner & Title

Date

SP-36-1-21

MS-36-1-21