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



Making It Better, Together.

CAMDEN COUNTY PLANNING BOARD CHARLES J. DEPALMA COMPLEX 2811 EGG HARBOR ROAD LINDENWOLD, NJ 08021

May 25th, 2021

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

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



856.566.2978

- 1. Call Meeting to Order
- 2. Pledge of Allegiance
- 3. Roll Call
- 4. Public Comments on non-agenda items
- 5. County Planning Board Reorganization
- 6. Adoption of Minutes from previous meeting April 2021
- 7. Review of Projects for Board Action:

A. SP-1 SP-8-6-21

Camden Cleaning Center

City of Camden

B. SP-2 SP-11-1-21

Collingswood Self Storage

Collingswood

C. SP-3 SP-16-1-21

Cooper Health System

Haddonfield

- 8. Chairman's report
- 9. Attorney's Report
- 10. County Engineers Report
- 11. County Planning Report
- 12. New Business
- 13. Old Business
- 14. Adjournment

CC:

Hon. Louis Cappelli, Jr., Esq., Commissioner Director Hon. Almar Dyer, Commissioner John Wollck, Director of Public Works Kevin Becica, County Engineer William England, Assistant County Engineer Andrew Levecchia, County Planner

Resolution 2021 - 1

Resolution of the Camden County Planning Board electing Mrs. Alexis Williams as Chairwoman of the Board for the year 2021.
Date: May 25 th , 2021
Matthew Marrone, Vice Chairman
Thomas Schina, Secretary
Resolution 2021 – 2
Resolution of the Camden County Planning Board electing Mr. Matthew Marrone as Vice Chairman of the Board for the year 2021.
Date: May 25 th , 2021
Alexis Williams, Chairwoman
Thomas Schina, Secretary
Resolution 2021–3
Resolution of the Camden County Planning Board electing Thomas Schina as the Secretary of the Board for the year 2021.
Date: May 25 th , 2021
Alexis Williams, Chairwoman
Matthew Marrone, Vice Chairman

Camden County Planning Board County Public Works Complex, Lindenwold 6:00 PM April 27th, 2021

The meeting was convened at 6:00 PM by Andrew Levecchia. Andrew Levecchia announced that the meeting was held virtually.

Meeting opened with the Flag Salute and pledge of allegiance

Mr. Tom Schina (Secretary), Mr. Matthew Marrone, 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 March 2021 meeting by Mr. Schina and seconded by Mr. Marrone. All present voted in favor of the motion.

Review of Projects for Board Action

1. Commercial Landscaping Business

SP-28-1-21

Pine Hill

Representing the applicant: Chris Norman, Esq., R. Scott Smith, PP, and Tyler Arsenal – owner representative.

The applicant is seeking approval for a site plan to construct a 3,000 sq. ft office/warehouse building, a stone parking lot for landscape vehicles and equipment, eight (8) landscape bin block material storage areas, paved site parking and drainage/stormwater management facilities.

Motion was made by Mr. Pillo and seconded by Mr. Marrone. A roll call vote was conducted, and all voted in favor of approving the application.

2. Proposed Retail Center

SP-12-15-20

Chery Hill

Representing the applicant: Richard Goldstein Esq., Ryan McDermott PE, Justin Taylor, PE. Harry Rosenblum.

The applicant is seeking approval for a site plan to redevelop a portion of an existing shopping center for use as a retail strip center, including a Starbucks with a drive-thru, as well as medical office space. Improvements will include new access from the County Road, paved parking areas, driveways, utilities, lighting, landscaping, grading and accessory signs.

Motion was made by Mr. Schina and seconded by Mrs. Williams. A roll call vote was conducted, and all voted in favor of approving the application.

3. Wawa SP-12-15-20 Cherry Hill

Representing the applicant: Duncan Prime, Esq., James Kinosian PE., James Angeloni owners' representative.

The applicant proposes to generally demolish the existing buildings and other structures on site and construct a Wawa convenience store of 5,051 square feet in gross floor area with twelve (12) fueling positions and ancillary facilities including 50 parking spaces and stormwater drainage facilities.

The proposed site does not front on Newton Avenue, and the applicant is not proposing any improvements in the County right-of-way. However, a stormwater drainage connection is proposed to the County drainage system along Newton Avenue and additional improvements within the County ROW are required to accommodate the connection as noted in the following comments.

Motion was made by Mr. Pillo and seconded by Mr. Marrone. A roll call vote was conducted, and all voted in favor of approving the application.

PUBLIC COMMENTS

No public comments.

CHAIRMAIN'S REPORT

No Report

ATTORNEY'S REPORT

No Report

COUNTY ENGINEER'S REPORT

No Report

COUNTY PLANNING REPORT

The next planning board meeting is scheduled May 25, 2021, and it is expected to be virtual.

NEW BUSINESS

OLD BUSINESS

None

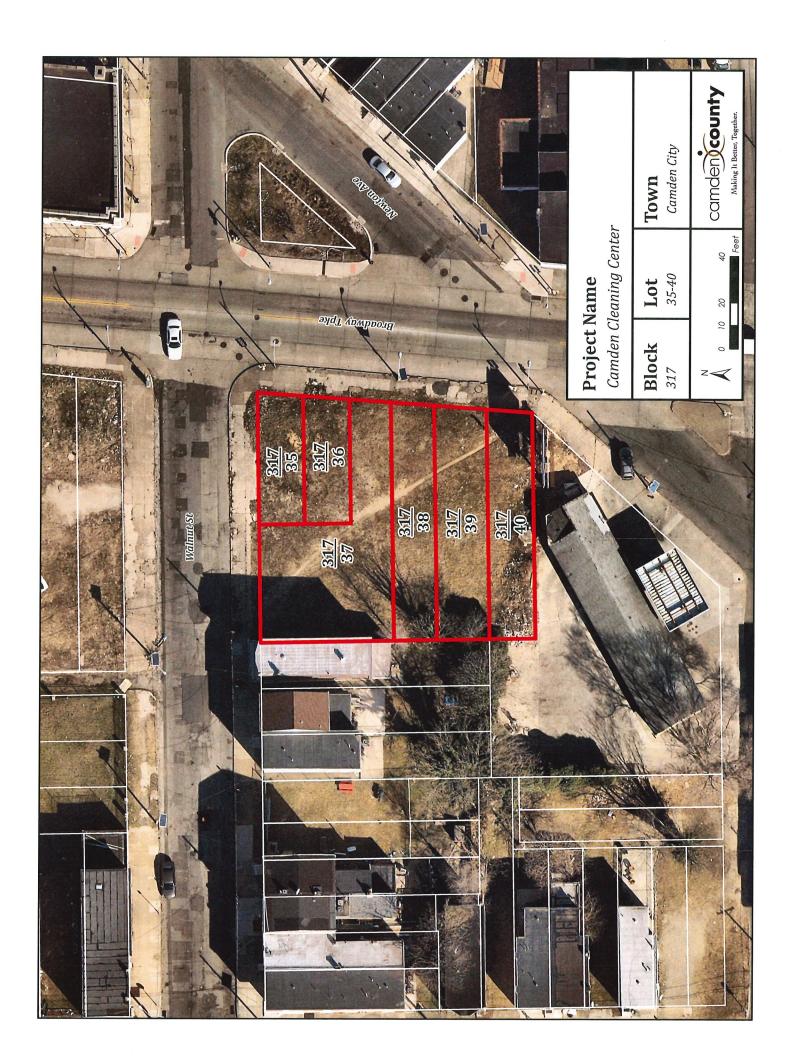
ADJOURNMENT

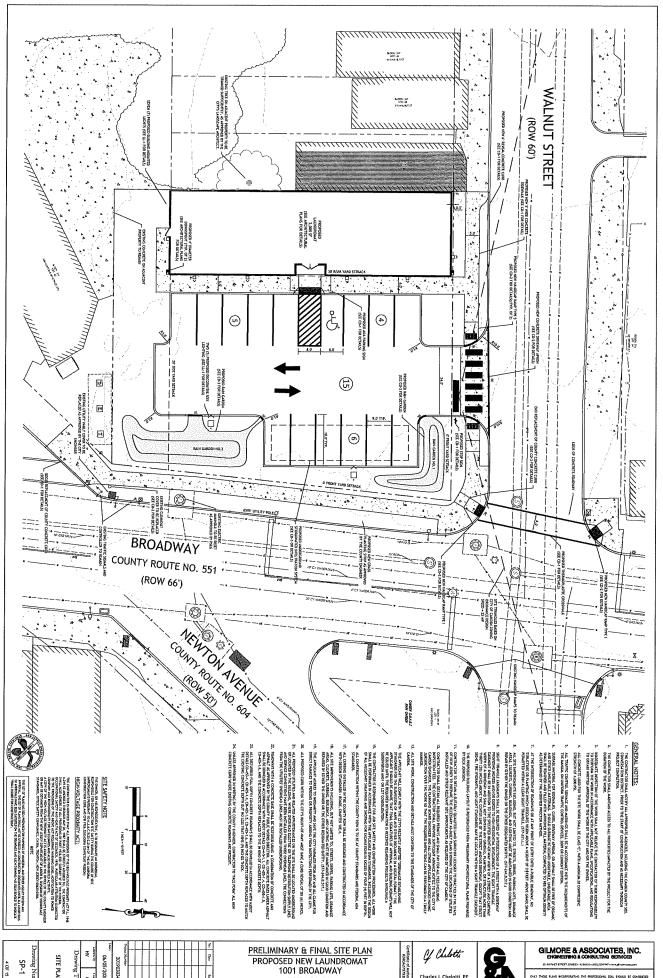
A motion was made to adjourn the meeting by Mr. Pillo and by Mr. Marrone; all present were in favor.

Respectfully Submitted, Andrew Levecchia PP/AICP County Planner

STAFF REPORT MEETING OF:	RE:	Camden Cleaning Center
MEETING OF.	Plan:	SP-8-6-21
	Municipality:	City of Camden
	Applicant:	Camden Cleaning Center Inc.
	Abuts County Route:	Broadway Cr. 551

The applicant proposes to consolidate the lots and seeks site plan approval to construct a laundromat. This 3000-sf, one-story building will be constructed on the west side of the site. Associated site improvements include 15 parking spaces, drainage (two rain gardens), landscaping, and lighting.

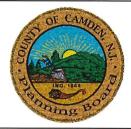




06/05/2020 SITE PLAN CJC

BLOCK: 317, LOT: 35 CAMDEN COUNTY, CITY OF CAMDEN, NEW JERSEY, 08105





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

COUNTY PLAN: SP-8-6-21

Camden Cleaning Center, Inc. PROJECT NAME		City of Camden MUNICIPALITY	
TYPE OF PLAN	TAX MAP DATA		REVIEW STATUS
X_ SITE PLAN PRELIMINARY PLAN OTHER	PLATE: BLOCK:317 LOT (s):35-40		
NAME: Camden Cleaning Center ADDRESS: 7300 Crescent Blvd. CITY: Pennsauken STAT		08109	
SITE ABUTS COUNTY HIGHWAY:E	Broadway - CR 55	<u>1</u>	

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

GENERAL

The applicant proposes to consolidate the lots and seeks site plan approval to construct a laundromat. This 3000-sf, one-story building will be constructed on the west side of the site. Associated site improvements include 15 parking spaces, drainage (two rain gardens), landscaping, and lighting.

The following documents have been reviewed:

- 1. Site plan entitled "Preliminary and Final Site Plan, Proposed New Laundromat", prepared by Gilmore and Associates, Inc.; dated June 5, 2020.
- 2. Stormwater Report for "Proposed New Laundromat", prepared by Gilmore and Associates, Inc.; dated June 5, 2020.
- 3. Pre-Developed Drainage Plan for "Proposed New Laundromat", prepared by Gilmore and Associates, Inc.; dated June 5, 2020.
- 4. Post-Developed Drainage Plan for "Proposed New Laundromat", prepared by Gilmore and Associates, Inc.; dated June 5, 2020.

RIGHT OF WAY

1. The Camden County Master Plan indicates that <u>Broadway (CR 551)</u> has a proposed right-of-way of 66 feet, with an existing right-of-way of 66 feet. The right-of-way width is 33 feet from the centerline along the applicant's frontage.

TRAFFIC

1. The proposed site does not provide direct access to a County highway. The applicant's engineer shall be prepared to provide testimony regarding the operation of the proposed site and any impacts to the County roadway system.

SITE PLAN

- 1. The plans shall 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. Site Plans Must Conform with the Following Standards:
 - 3.3.1.5 Loading

A loading space is not provided, and the plans do not indicate where loading will occur. The applicant's engineer shall provide testimony regarding loading for the site and ensure that loading activity will not occur within the county right-of-way or within sight lines or sight triangle, and shall not impact the county facilities.

STORMWATER MANAGEMENT NJAC 7:8

- 1. 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.
- 2. 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).

- 3. The proposed stormwater basin will not connect to the County drainage facilities and the applicant does not propose any new inlets or basins within the County ROW.
- 4. The design has met the water quantity requirement for peak rate of reduction.
- 5. The gutter spread should be analyzed along curbed sections to ensure the limits of spread are not surpassed and an unsafe condition for traffic is present. Please provide gutter spread calculations at the southeastern site limit. Provide inlets and/or drainage as needed, with the appropriate details.
- 6. <u>Drainage report states 7.5 inches per hour exfiltration capacity; please provide back up for this</u> value.
- 7. How long will roof runoff take to infiltrate in the underground stormwater infiltration system.
- 8. Site Plans shall be updated to include the location of the emergency overflows for Basin 1 and 2. It appears that Basin 2 has an emergency overflow that drains across the sidewalk and into the County ROW. Recommend regrading so that the overflow spills into the parking lot.
- 9. Please provide a mounding analysis and dept of groundwater.

DETAILS

- 1. <u>All construction or reconstruction within the County right-of-way is to be at County standards, and</u> Federal ADA standards.
- 2. All curb should be designed in accordance with County Design Standards-Roads, Chapter IX E.4.
- 3. Note 3 on the County Curb detail must be revised to indicate "Concrete shall be Class B with 28-day compressive strength of 4500 psi, and 6% + air entrainment".
- 4. 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 applicant is proposing one new curb ramp on the southwest corner of the Broadway/Walnut Street intersection and one new curb ramp on the northwest corner of the Broadway/Walnut Street intersection. Additional handicap ramps must be provided at the following locations:
 - a. <u>Broadway/Walnut Street intersection: two separate curb ramps on the southwest corner and the associated receiving ramp on the southeast corner.</u>
 - b. <u>Broadway/Newton Avenue</u>: one curb ramp on the northwest corner and associated receiving ramp on the southwest corner.
- 5. <u>It is recommended that the crosswalk at the intersection of Broadway and Newton Avenue be restriped in accordance with current standards.</u>
- 6. The Traffic Control Plan indicates closure of the Broadway (CR 551) sidewalk along the property frontage. The plans shall be revised to provide an appropriate pedestrian detour plan in accordance with current standards. As currently proposed, pedestrian re-routing is not sufficiently

addressed. Please note that the County Permits Division may require a lane shift during construction, TBD once the applicant applied for the road opening permit.

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

 Details:
 - 1. Standard Concrete Sidewalk
 - 2. Standard Pavement Marking Legend

ADMINISTRATIVE

- 8. 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.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. 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.
- 14. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
- 15. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.

- 16. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
- 17. Underground irrigation systems shall not be located within the County right-of-way.
- 18. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

- 19. Applicant is responsible for all environmental permits required.
- 20. Applicant is responsible for any and all other permits required by local, county, state ad federal agencies.

William England, PE

Assistant County Engineer

DATE



Cc: Applicant: dimal48@yahoo.com

Applicant Attorney: Damien O. DelDuca, Esq - dod@delducalewis.com
Applicant Engineer: Charles Chelotti, PE - cchelotti@gilmore-assoc.com
Municipal Planning Board Secretary: Angela Miller AnMiller@ci.camden.nj.us
Municipal Review Engineer: Dena Moore Johnson - Dena.Moore@rve.com



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

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

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:		
Project Name: Preliminary & Final Plan Application Propo	osed New Laundroma	at 1001 Broadway
Project Address (if applicable) & Municipality: 1001 Bro	oadway Camden, Ne	w Jersey 08103 (C.R. 551)
Abuts County Road: Broadway	County Route	e No.: 551
Type of Submission (please check one):		
✓ New Site Plan		RECEIVED
New Minor Subdivision		ASS 16 7671
New Major Subdivision		Сатлон Соци ту
Request for Letter of No Impact or Waiver Review	l	Land Development and Review
Revision to Prior Site Plan		
Original Site Plan Application No.:	Date Originally A	Approved:
Resubmission of Major Subdivision		
Original Major Subdivision Application No.:	Date O	riginally Approved:
Tax Map Data:		
Dieto(a):	Existing Zoning:	C-1 Commercial
Plate(s):		
Block(s): 317	Variance(s) Requ	ıired: <u>[IN/A]</u>
Lot(s): 35-40		

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.

5P-8-6-21

Applicant & Agent Contact Information (p	lease type or print legibly or	r your application may	/ be delayed):
Applicant: Camden Cleaning Center, In	c. Phone: ²	215-880-8175	Fax: N/A
Applicant: Camden Cleaning Center, In Address: 7300 Crescent Boulevard	т	own & State:	Pennsauken, NJ
Email: dimal48@yahoo.com	1		Zip.: 08109
Attorney: Damien Del Duca, Esquire	Phone: (8	56) 427-4200	Fax: ⁸⁵⁶⁻⁴²⁷⁻⁴²⁴¹
Address: 21 E Euclid Avenue Suite 100	T	own & State:	Haddonfield, New Jersey
Email: dod@delducalewis.com			Zip.: 08033
Engineer: Charles J. Chelotti, P.E.	Phone: 8	56-203-7447	Fax: 856-379-3567
Address: 201 Market Street			
Email: cchelotti@gilmore-assoc.com			Zip.: 08102
Proposed Use (please check all that apply):			Extended the house of the books.
Residential	<u>Comm</u>	<u>nercial</u>	Industrial
○ Single Family Detached	Retail		Maintenance/ Repair Shop
O Town Homes) Office		◯ Flex Space
Duplex) Rèstaurant/ Foo	od Establishm	ent Storage/ Warehouse
Apartments) Hospitality/ Hote	el Space	O Distribution Center
Condominiums) Medical Use		
Medical Care Residential) Sports or Entert	tainment	Other:
Project Description & Statistics:		连近的基	
Short Description of Project: Proposed	laundromat and as	ssociated site in	mprovements
			·
	*		
Increase in Impervious Coverage?: YI	ES NO Tota	al Increase or	Decrease:
Total Amount of Land Disturbed: 12,3	80 SF		·
Total Gross SF of all Buildings/ Devel		SF	
Total New Residential Units: N/A			
Total New Jobs Created: 4		s. f.	

SP-8-6-21

CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

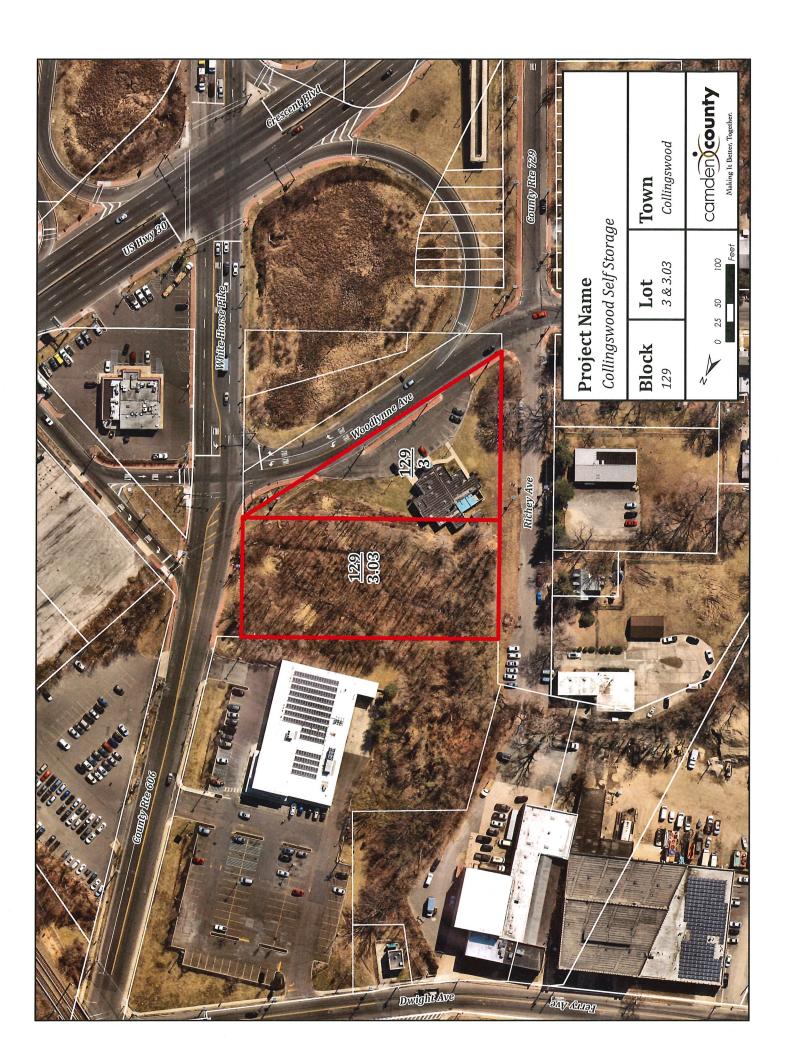
Company/ Organization Information
Name of Company/Organization: Camden Cleaning Center, Inc.
Is the Company a Corporation? YES NO
If yes, what State is the Corporation incorporated in? New Jersey
Is the Company a Partnership? YES NO
Is Company an Individual Owner? YES / NO
Please list any/all individuals 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
Mr. Alexander Sterin (100%) 7300 South Crescent Blvd, Pennsauken, NJ 08109 Owner
· ,
A. 18 70/1
I certify that the above information is true and correct to the best of my knowledge:
X 4/05/2021
Signature of Owner & Title Date
$oldsymbol{X}$
Signature of Owner & Title Date

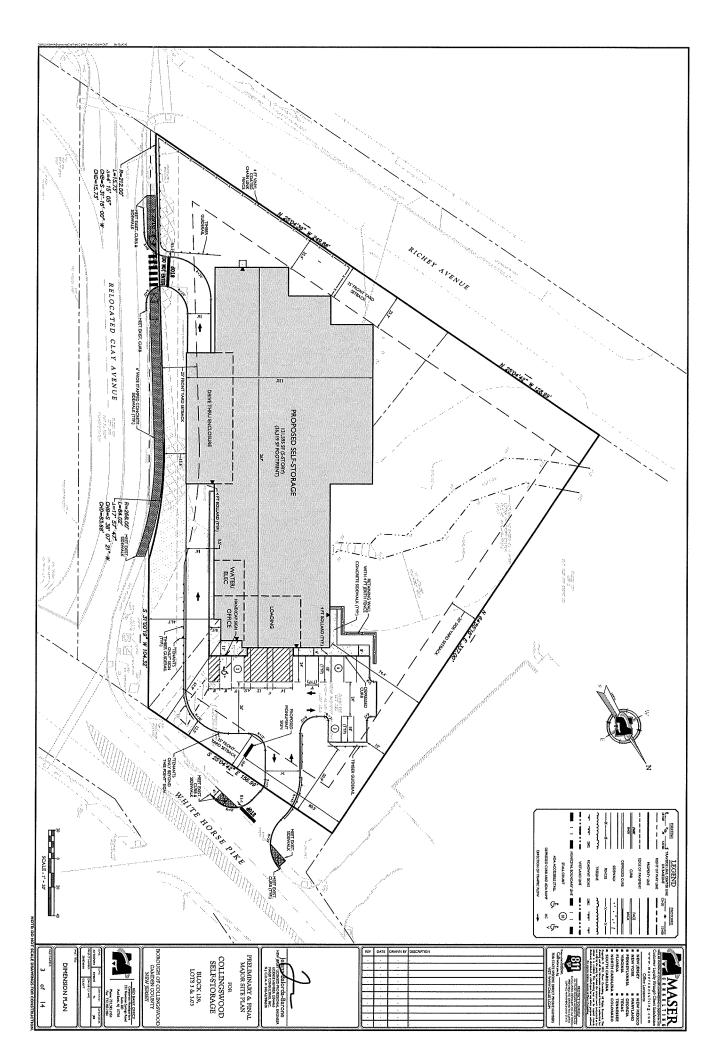
57-8-6-21

Subdivision Description (if applicable):
Does this application include a lot consolidation? YES/NO Will new lots be created? YES/NO How Many New Lots? N/A Size of Existing Lot(s): 12,380 SF Lot 35= 1,125 SF Lot 36=1,029 SF Lot 37=3,962 SF Lot 38=1,922 SF Lot 39=2,275 SF Lot 40=1,992 SF Portion to be Subdivided: N/A
Municipal (applicant/agent must bring to municipality for signature)
Title of Municipal Official: Planning Director/Zoning Officer
Title of Municipal Official:
Authorized Municipal Signature: Date:
Transmittal Date (if applicable): 4/7/2021
Phone Number:
Signatures Required:
Signatures Required:
Signatures Required: Name of Applicant: Camden Cleaning Center, Inc.
Signatures Required:
Name of Applicant: Camden Cleaning Center, Inc. Signature of Applicant: Date: 4/7/2021
Name of Applicant: Camden Cleaning Center, Inc. Signature of Applicant: Date: 4/7/2021
Name of Applicant: Camden Cleaning Center, Inc. Signature of Applicant: Date: 4/7/2021 Agent Completing Application: Charles J. Chelotti, P.E.
Name of Applicant: Camden Cleaning Center, Inc. Signature of Applicant: Date: 4/7/2021
Name of Applicant: Camden Cleaning Center, Inc. Signature of Applicant: Date: 4/7/2021 Agent Completing Application: Charles J. Chelotti, P.E.
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Name of Applicant: Camden Cleaning Center, Inc. Signature of Applicant: Date: 4/7/2021 Agent Completing Application: Charles J. Chelotti, P.E. Signature of Agent: Date: 4/7/2021 For County Use: Stamp Date Received Below
Name of Applicant: Date:
Name of Applicant: Camden Cleaning Center, Inc. Signature of Applicant: Date: 4/7/2021 Agent Completing Application: Charles J. Chelotti, P.E. Signature of Agent: Date: 4/7/2021 For County Use: Stamp Date Received Below
Name of Applicant: Date:

STAFF REPORT MEETING OF:	RE:	Collingswood Self Storage	
MEETING OF	Plan:	SP-11-1-21	
	Municipality:	Collingswood	
	Applicant:	Highland Development Ventures	
	Abuts County Route:	Richey Ave. (CR.729) and Old White Horse Pike (CR. 606)	

The applicant is proposing to develop a vacant parcel along Rt. 130 in the Vicinity of the old Collingswood Circle into a self-storage facility. Construction will include a 26,109-sf building with a parking lot including 11 parking spaces and stormwater management basins. Access to the site is proposed as a full access driveway from County Route 606 Old White Horse Pike. The site is bound by two County Highways Richey Ave. (CR 729) and Old White Horse Pike (CR 606)







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

COUNTY PLAN: SP-11-1-21

Collingswood Self Storage PROJECT NAME		Collingswood MUNICIPALITY				
TYPE OF PLAN	TAX MA	P DATA		REVIEW	STATUS	
X SITE PLAN PRELIMINARY PLAN OTHER		29 nd 3.03				
NAME: Highland Development Vent	ures					
ADDRESS: 3182 Route 9, Suite 206						
CITY: Cold Springs STATE: NY ZIF	?: <u>10516</u>					
SITE ABUTS COUNTY HIGHWAY (CR 606)	: <u>Richey Ave.</u>	(CR 729)	and	Old White	e Horse	<u>Pike</u>

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

GENERAL

The applicant is proposing to develop a vacant parcel along Rt. 130 in the Vicinity of the old Collingswood Circle into a self-storage facility. Construction will include a 26,109-sf building with a parking lot including 11 parking spaces and stormwater management basins. Access to the site is proposed as a full access driveway from County Route 606 Old White Horse Pike. The site is bound by two County Highways Richey Ave. (CR 729) and Old White Horse Pike (CR 606)

The following documents have been reviewed:

- 1. Site plan entitled "Preliminary and Final Major Site Plan for Collingswood Self Storage", prepared by Maser Consulting; dated February 8, 2021.
- 2. Stormwater Management Report for "Collingswood Self Storage", prepared by Maser Consulting; dated February 2021.
- 3. Preliminary Report of Infiltration Evaluation for "Collingswood Self Storage", prepared by Maser Consulting; dated February 12, 2021.

RIGHT OF WAY

- 1. The Camden County Master Plan indicates that White Horse Pike (CR 606) has a proposed right-of-way of 70 feet, with an existing variable right-of-way width. The plans shall be revised to depict the roadway centerline along the applicant's frontage. If the right-of-way width is less than 35 feet from the centerline along the applicant's frontage, the applicant is required to provide additional right-of-way through a roadway easement to widen White Horse Pike (CR 606) from the centerline along the applicant's frontage. The following is noted:
 - a. The site plan should be revised to indicate the roadway easement dedicated to Camden County.
 - b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
 - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.
- 2. Per section 3.1.1 of the Camden County Development Regulations, where a county road is intersected by an existing municipal road, or where two county roads intersect, the right-of-way lines of the roads shall be connected at the intersection by a 35-foot corner radius. Additional right-of-way shall be provided on the northwest corner of White Horse Pike and Woodlynne Avenue and on the northeast corner of Richey Avenue and Woodlynne Avenue to connect the right-of-way lines with a 35-foot corner radius.

TRAFFIC

- 1. <u>Per section 4.1 of the Camden County Development Regulations, a Traffic Impact Study (TIS) shall be provided since the proposed development is within 500' of a signalized intersection. The TIS should evaluate the need for turning restrictions at the county road driveway, auxiliary turn lane, and the need for new and/or modifications to the existing signage, roadways striping, and traffic control.</u>
- 2. The applicant's traffic engineer should provide the 95th percentile queue lengths on the southbound White Horse Pike approach to Woodlynne Avenue to ensure that queues will not extend beyond the proposed driveway impacting visibility and maneuverability.
- 3. <u>Please provide truck turning templates for the largest truck to access the site including Police and</u> Fire vehicles.

SITE PLAN

- 1. All references to "Relocated Clay Avenue" should be revised to indicate "Woodlynne Avenue".
- 2. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way. For example, the existing vertical curb and sidewalk in the vicinity of the proposed access on White Horse Pike needs to be labeled as "to be removed".
- 3. The limits of proposed pavement replacement on White Horse Pike associated with removal of the existing driveways and construction of the new driveways must be clearly shown on the plans.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. <u>Timber guiderail is not permitted within the County right-of-way</u>. The timber guiderail on the northern side of the proposed driveway on White Horse Pike (CR 606) must be removed or steel guiderail must be provided in lieu of timber guiderail. Guiderail must comply with County and NJ DOT standards.
- 8. <u>It is recommended that the sidewalk, curb ramps, and crosswalks at White Horse Pike (CR 606) and Woodlynne Avenue be brought up to current standards.</u>
- 9. Site Plans Must Conform with the Following Standards:
 - 3.3.1.1 Marginal Access Roads, Service Road, and Common Driveways

 Common driveways shall be encouraged or required as determined to be necessary
 by the County Engineer. The Applicant is proposing an access to White Horse Pike

 (CR 606) approximately 15 feet from the existing access driveway for adjacent Lot 2.

 It is recommended that the Applicant pursue a common driveway with adjacent Lot 2
 to limit the number of access points and driveway conflicts along the county road.
 - 3.3.1.2 Alternate Access

Access to a county road shall not be permitted if the site plan also abuts a municipal road or adjacent driveway which can provide reasonable access. The Applicant shall provide testimony regarding the feasibility of eliminating access to White Horse Pike (CR 606) and providing access to Woodlynne Avenue only to service the site.

3.3.1.9 Spacing of New Driveways

For undivided county roads, new driveways may be offset from the existing road on the opposite side of the county road by not less than 250 feet as measured between the centerlines. The plans scale approximately 25 feet between the proposed driveway and Park Avenue.

It is recommended that the left turn egress movements be restricted from the proposed access on White Horse Pike (CR 606) due to the presence of the channelized right turn lane from Park Avenue located opposite the proposed access and due to queueing from the signalized intersection of White Horse Pike and Woodlynne Avenue which will likely extend beyond the proposed access.

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

The applicant should provide vertical profiles of the proposed driveway approaches to the county road 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.E Driveway and Apron Material

Driveways shall be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25 feet from the edge of the pavement of the county road. The plans show asphalt material at the White Horse Pike (CR 606) driveway. Plans must be updated.

<u>In addition, depressed curb shall be provided at the White Horse Pike (CR 606)</u> driveway.

3.3.1.10.H Left Turn Storage Lanes

Northbound White Horse Pike (CR 606) transitions from two through lanes to one through lane immediately past the Woodlynne Avenue traffic signal in the vicinity of the proposed driveway. Northbound White Horse Pike (CR 606) then transitions back to two through lanes where center through lane vehicles are eventually directed towards Ferry Avenue.

The applicant shall evaluate the impact of introducing a full-movement driveway within this transition area and identify modifications that can be made to accommodate site traffic, including but not limited to, providing a dedicated left-turn lane for ingress movements into the White Horse Pike driveway or restricting access to right-in/right-out only.

3.3.1.10.K Centerline and Lane Transitions

The striping improvements proposed should be provided on a separate Roadway Improvement Plan, detailing all of the striping and improvements within the County ROW.

3.3.1.10.L Traffic Control Islands

The design of the proposed driveway on White Horse Pike (CR 606) shall be redesigned in accordance with the County standard detail subject to the results of the TIS.

3.3.1.13 Temporary Construction Access

A Camden County Highway Department Road Opening Permit must be obtained for the White Horse Pike (CR 606) driveway to be used for construction access.

3.3.1.16 Pavement Markings

Any proposed striping and improvements within the County ROW shall be in

accordance with this section of the Camden County Development Regulations

STORMWATER MANAGEMENT NJAC 7:8

- 1. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increasing impervious surface by one-quarter acre (10,890 SF) or more. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are required. Stormwater management basins have been provided to meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge. Additional documentation should be provided to demonstrate that the amount of groundwater recharge in the post-developed condition is equal to or greater than the predeveloped condition for the portion of the site that was undeveloped.
- 2. The proposed stormwater basin will not connect to the County drainage facilities and the applicant does not propose any new inlets or basins within the County ROW.
- 3. The design has met the water quantity requirement for peak rate of reduction.
- 4. The following comments are provided regarding the calculations, SWM Report and Plans:
 - a. While the stormwater analysis has shown a reduction in runoff to POA-1, the addition of driveway may result in increased flows along the edge of road gutter. Per section 3.5.2.1 of the Camden County Development Regulations, gutter drainage along the county road must be intercepted by inlets on the upstream side of the new driveway to prevent stormwater from crossing the intersection. An inlet with Type N eco grate should be placed at the upstream side of the proposed driveway.
 - b. It appears a portion of the proposed site driveways will send runoff toward the existing county roadway gutter. Provide gutter spread calculations at the driveway openings to verify the limits of spread are not surpassed and there are no adverse impacts.
 - c. The plan should include details for Type N eco grates for the storm inlets in the County road.

DETAILS

- 1. <u>All construction or reconstruction within the County right-of-way is to be at County standards, and</u> Federal ADA standards.
- 2. 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.
- 3. 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.
- 4. The roadway pavement shall be sawcut a minimum of 2' feet from the face of curb where the existing vertical curb will be replaced with depressed curb along the proposed driveway on White Horse Pike (CR 606). All applicable details must be provided in accordance with this section.
- 5. 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.

- 6. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. If the road is a concrete road, the trench restoration detail must show 9" thick concrete replacement with dowels. If the road 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.
- 7. 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. <u>Standard Vertical Concrete Curb Taper</u>
 - 4. Standard Concrete Sidewalk
 - 5. Standard Bituminous Driveway Apron Type 1
 - 6. Standard Pavement Marking Legend
 - 7. Standard Left Turn Out Prohibited
 - 8. Standard Left Turn In and Left Turn Out Prohibited
 - 9. Curb Inlet with Bicycle Safe Grate and Type 'N-Eco' Curb Piece
 - 10. Milling and Resurfacing
 - 11. Hot Mix Asphalt Pavement
 - 12. Roadway Widening Roadway Restoration
 - A. Typical Roadway Restoration for Curb Installation
 - 13. RCP Strom Sewer Installation
 - A. Trench Restoration in Concrete Pavement
 - B. Trench Restoration in Concrete Pavement with HMA Pavement
 - C. Trench Restoration in HMA Pavement
 - 14. Asphalt Road Restoration: Gas Utility
 - 15. Curb Face Form

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. 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.
- 4. <u>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</u>

depicted in this letter are met.

- 5. A Site specific 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. <u>In accordance with NJAC 7:8-5.8(d)</u>, 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. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
- 8. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. Underground irrigation systems shall not be located within the County right-of-way.
- 13. 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.

1/8/2021 DATE

William England, PE

Assistant County Engineer

DATE

Cc: Applicant: adamh@highlanddv.com

Applicant Attorney: Michael Vitello, Esq <u>mvitello@ghclaw.com</u>

Applicant Engineer: Jelana Balorda- Barone lbarone@maserconsulting.com Municipal Planning Board Secretary: Jason Miller (jmiller@collingswood.com) Municipal Review Engineer: Timothy Staszewski jmiller@collingswood.com)



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

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

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:	
Project Name: Collingswood Self-Storage	
Project Address (if applicable) & Municipality: 40 White	e Horse Pike, Collingswood, NJ
Abuts County Road:	County Route No.:30
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.: Resubmission of Major Subdivision Original Major Subdivision Application No.: 	Camden County Land Development and Review Date Originally Approved: Date Originally Approved:
Tax Map Data:	
Plate(s): Sheet 12 Block(s): 129 Lot(s): 3 & 3.03	Existing Zoning:HID Highway Industrial District Variance(s) Required:Use

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.

SP-11-1-21

Applicant & Agent Contact Information	n (please type or print le	gibly or your application may be	e delayed):	
Applicant: Highland Development V				
Address: 3182 Route 9, Suite 206				
Email:adamh@highlanddv.con	1		Zip.:	10516
Attorney: Michael Vitiello, Esq Giorda				
Address: 125 Half Mile Road, Suite 300	(Town & State: _	Red Bank, NJ 07701-6777	
Email:mvitiello@ghclaw.com			Zip.:	
Jelena Balorda-Barone	Di		F	
Engineer: Maser Consulting Inc.				
Address: 331 Newman Springs Road Ibarone@maserconsulting.	com	Town & State:	07701	
Email:			Zip.:	
Proposed Use (please check all that apply):				N. T. S.
Residential	<u>C</u>	<u>commercial</u>	<u>Industrial</u>	
Single Family Detached	Retail		Maintenance/ Re	pair Shop
○ Town Homes	Office		O Flex Space	
Ouplex	◯ Restauran	t/ Food Establishme	ent 🔍 Storage/ Wareho	use
○ Apartments	◯ Hospitality	/ Hotel Space	O Distribution Cent	er
Condominiums	Medical Us	se	Manufacturing	
Medical Care Residential	Sports or E	Entertainment	Other:	
Project Description & Statistics:		图 经基础	Children Carrie	
Short Description of Project: Sel	f Storage facility			
	<u> </u>			
			17.50/ +- 45.0/	
Increase in Impervious Coverage?	YES / NO		Decrease:	
Total Amount of Land Disturbed:		1.868 acres		
Total Gross SF of all Buildings/ Do	evelopment:	26,109 sf		
Total New Residential Units:	n/a			
Total New Jobs Created:				

5P-11-(-21

Subdivision Description (if applicable):
Does this application include a lot consolidation? VES / NO
Will new lots be created? YES NO How Many New Lots?
Size of Existing Lot(s):
Portion to be Subdivided:
M: - 1 (- 1: 4/ ,
Municipal (applicant/agent must bring to municipality for signature)
Title of Municipal Official: Zoning Offices
Authorized Municipal Signature: * John Miller Date: 3/29/21
Transmittal Date (if applicable):
Phone Number:856 - 854 - 0720 x 130
Signatures Required:
Name of Applicant: HIGHLAND TEVELOPMENT VENTURES, UL
Signature of Applicant: * Muy // Date: 2/9/21
Agent Completing Application: TASEC CONSULTING, INC.
Signature of Agent: * Date: 4/21/21
For County Use: Stamp Date Received Below
Classification of Applications

Classification of Application:

Fees Included with Application: YES / NO

County Plan Number: $\frac{5P-11-1}{2}$

Campen County
Land Development and Review

CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



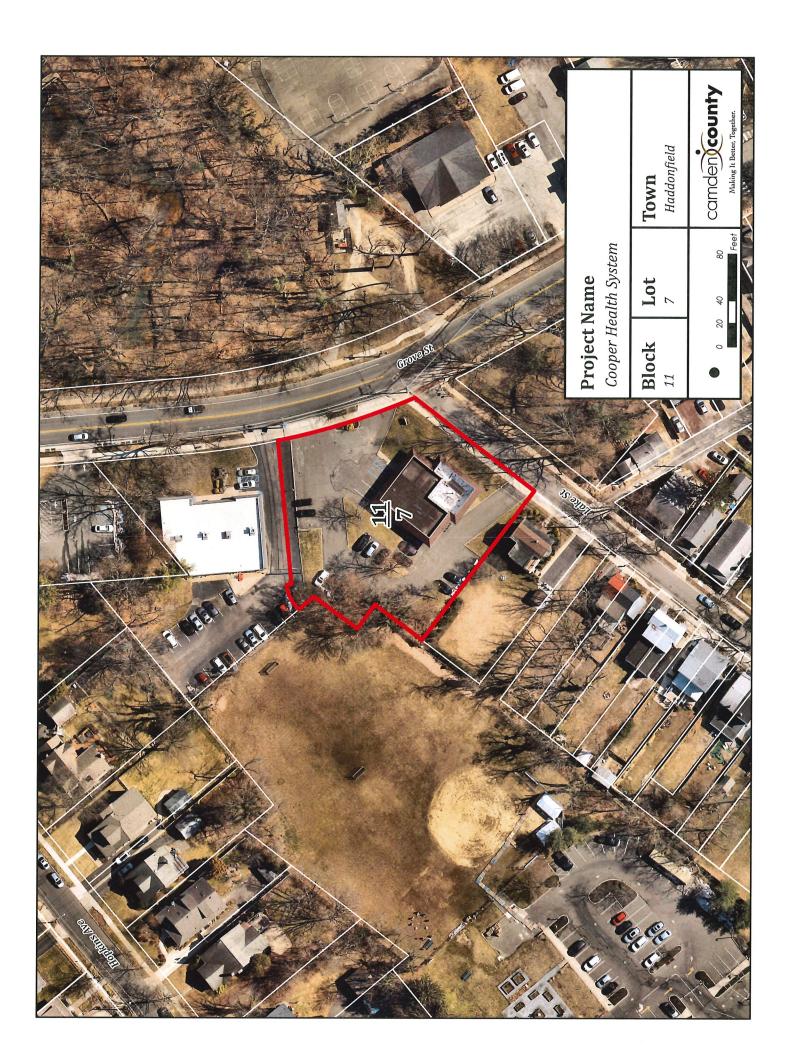
Making It Better, Together.

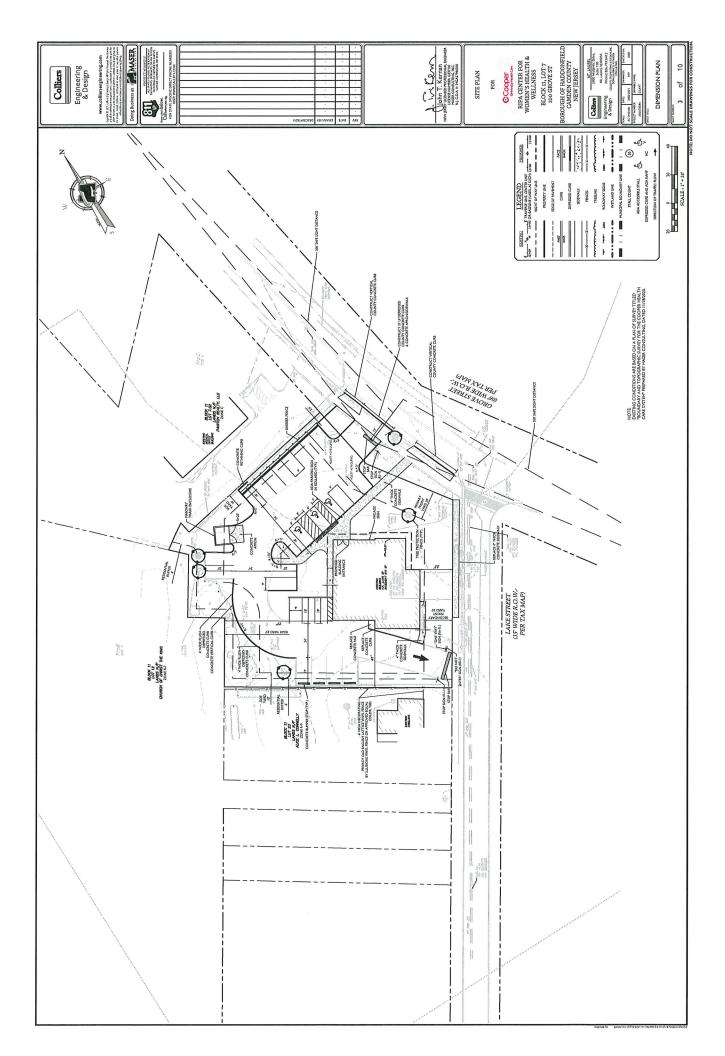
Company/ Organization Information
Name of Company/Organization: Highland Development Ventures, LLC
Is the Company a Corporation? YES/ NO
If yes, what State is the Corporation incorporated in? New York
Is the Company a Partnership? YES NO
Is Company an Individual Owner? YES NO
Please list any/all individuals 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
Adam Hird 63 Horton Rd, Cold Spring NY 10516 Managing Partner
I certify that the above information is true and correct to the best of my knowledge: May MANALING PARTMER 2 9 2 Signature of Owner & Title Date

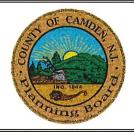
59-11-1-21

STAFF REPORT MEETING OF:	RE:	Cooper Health System
MEETING OF	Plan:	SP-16-1-21
	Municipality:	Haddonfield
	Applicant:	Cooper Healtjh System
	Abuts County Route:	Grove St. (CR. 644)

The applicant proposes to remodel the existing building into a healthcare facility, reconstruct the driveway, relocate the access along Grove St. (CR 644) and associated improvements.







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

COUNTY PLAN: SP-16-1-21

Cooper Health System PROJECT NAME		h	ddonfield MUNICIPALITY
TYPE OF PLAN	TAX MA	P DATA	REVIEW STATUS
X SITE PLAN PRELIMINARY PLAN OTHER	PLATE: <u>5</u> BLOCK: <u>11</u> LOT (s): <u>7</u>		
NAME: _Cooper Health System ADDRESS: _ One Copper Plaza			
CITY: Camden STATE: NJ ZIP: 08103			
SITE ABUTS COUNTY HIGHWAY: Grove Street (CR 644)			

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

GENERAL

The applicant proposes to remodel the existing building into a healthcare facility, reconstruct the driveway, relocate the access along Grove St. (CR 644) and associated improvements.

The following documents have been reviewed:

- 1. Site plan entitled "Site Plan for Cooper University Health Care, Ripa Center for Women's Health and Wellness", prepared by Colliers Engineering and Design; dated March 8, 2021 and revised March 24, 2021.
- 2. Stormwater Management Report for "Cooper University Health Care, Ripa Center for Women's Health and Wellness", prepared by Colliers Engineering and Design; dated March 8, 2021.
- 3. Traffic Impact Study for "Cooper University Health Care, Ripa Center for Women's Health and Wellness", prepared by Colliers Engineering and Design; dated March 4, 2021".

RIGHT OF WAY

1. The Camden County Master Plan indicates that <u>Grove Street (CR 644)</u> has a proposed right-of-way of 66 feet, with an existing right-of-way of 66 feet. The right-of-way width is 33 feet from the centerline along the applicant's frontage. Additional right-of-way is not required for this application.

SITE PLAN

- 1. <u>In accordance with 3.3.1.1 common driveways to limit the number of conflicts along a County Road shall be encouraged or required as determined by the CE.</u>
- 2. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative.
- 3. Sight triangle 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.
- 4. 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.
- 5. <u>Curb end tapers should be indicated on the plans where the curbing along the driveway meets the sidewalk along Grove Street.</u> Please modify the top of curb and bottom of curb elevations as <u>needed</u>.
- 6. Per section 3.4.11 of the Camden County Development Regulations, the area behind the curb and within the county right-of-way must be graded at either a 2% incline or decline and must be treated with 4" of topsoil hydro-seed or fertilized and seeded. The plans should clearly indicate the treatment to be provided between the sidewalk and curb along Grove Street and all applicable details should be provided.
- 7. Site Plans Must Conform with the Following Standards:

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

The applicant should provide vertical profiles of the proposed driveway approaches to the county road 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.D Corner Radii / Curb Return Radii / Driveway Aprons

The apron shall flare out a minimum of 3 feet on each side of the driveway at the terminus of the driveway at the county road. The proposed driveway on Grove Street should be revised accordingly to provide the minimum flare.

In addition, the southern end of the proposed driveway on Grove Street appears to show a 1-foot offset from the back of the sidewalk and the flare which may lead to egress vehicles encroaching into the path of ingress vehicles or the grass strip. The alignment of the southern end of the proposed driveway on Grove Street should be revised accordingly.

3.3.1.10.E Driveway and Apron Material

Where depressed curb is installed at a new driveway, the county road pavement must be saw cut and repaired in accordance with county requirements and standard contained in the regulations.

3.3.1.10.F Americans with Disabilities Act (ADA) Requirements

The Applicant's Engineer should verify that existing ramps on both sides of Lake Road are ADA compliant. The curb ramps should be replaced if they are not compliant and please include an as built certification.

3.3.1.13 Temporary Construction Access

<u>A Camden County Highway Department Road Opening Permit must be obtained for the Grove Street (CR 644) driveway to be used for construction access.</u>

3.3.1.16 Pavement Markings

The proposed stop bar within the County ROW shall be in extruded thermoplastic or as directed by the County Engineer. <u>A detail must be provided for the stop bar.</u>

3.3.1.17 Maintenance of Traffic Control Devices

A Traffic Control Plan shall be provided addressing pedestrian and vehicular traffic during construction within the County ROW.

STORMWATER MANAGEMENT NJAC 7:8

- 1. The proposed improvements do <u>not</u> 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 <u>not</u> meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are <u>not</u> required.
- 2. The applicant is decreasing the impervious coverage by 489 SF and does not meet the definition of major development under the stormwater regulations. Stormwater improvements as required

under NJAC 7:8 are not required.

- 3. The design has met the water quantity requirement for peak rate of reduction.
- 4. The plan should include details for Type N eco grates for the storm inlets in the County road.
- 5. The following comments are provided regarding the calculations, SWM Report and Plans:
 - a. Per section 3.5.2.1 of the Camden County Development Regulations, gutter drainage along the county road must be intercepted by inlets on the upstream side of the new driveway to prevent stormwater from crossing the intersection. <u>An inlet with Type N eco grate should be placed at the upstream side of the proposed driveway.</u>
 - b. <u>Provide gutter spread calculations for the inlet to be provided upstream of the proposed driveway along Grove Street to ensure that spread is acceptable.</u>
 - c. <u>It appears the proposed site driveway on Grove Street will send runoff toward the existing county roadway gutter.</u> Provide gutter spread calculations at the driveway opening to verify the limits of spread.

DETAILS

- 1. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
- 2. 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. A County curb detail is needed.
- 3. The roadway pavement shall be sawcut a minimum of 2' feet from the face of curb where the existing vertical curb will be replaced along the county road frontage. All applicable details must be provided in accordance with this section. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches.
- 4. The driveways flares should be checked to ensure that an emergency vehicle or delivery vehicle can exit the driveway without turning into oncoming traffic. Larger driveway flares may be required.
- 5. 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.
- 6. 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. <u>Typical Roadway Restoration for Curb Installation</u>
 - 8. Curb Face Form

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. 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.
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- 5. A site specific 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. <u>In accordance with NJAC 7:8-5.8(d)</u>, 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. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
- 8. 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.
- 9. 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.
- 10. Underground irrigation systems shall not be located within the County right-of-way.
- 11. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-

way.

OUTSIDE AGENCY APPROVALS

- 12. Applicant is responsible for all environmental permits required.
- 13. Applicant is responsible for obtaining all Pinelands Commission permits and approvals.

William England , PE

Assistant County Engineer

DATE



Cc: Applicant: N/A

Applicant Attorney: Damien O. Del Duca, Esq. - dod@delducalewis.com
Applicant Engineer: Timothy Kernan, PE - tkerna@maserconsulting.com
Municipal Planning Board Secretary: Travis Karrow - tkerna@maserconsulting.com
Municipal Review Engineer: Melanie J. Adamson, PE - Melanie.Adamson@rve.com



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

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

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

ander County

Project Information:		
Deient News Cooper Health System		
Project Name: Cooper Health System		
Project Address (if applicable) & Municipality: 100 Grove Street, Haddonfield		
Abuts County Road: Grove Street	County Route No.: 644	
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:		
Tax Map Data:		
Plate(s):5	Existing Zoning: C-Commercial	
Block(s):	Variance(s) Required:	
Lot(s): _7		

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/

5P-16-1-21 Ford to the state of Review

Applicant & Agent Contact Information	On (please type or print legibly or your application may be delayed	d);
Applicant: Cooper Health Syste	emPhone:	Fax:
Address: One Cooper Plaza	Town & State: <u>Carr</u>	iden, New Jersey
Email:		ip.: 08103
Attorney: Damien O. Del Duca,	Esq. Phone: 856-427-4200	Fax: <u>856-427-4241</u>
Address: 21 E. Euclid Avenue, S	Suite 100 Town & State: Hado	donfield, New Jersey
Email: dod@delducalewis.com	and gina@delducalewis.com Z	ip.:08033
Engineer: Timothy Kernan, PE	Phone: <u>856-797-0412</u>	Fax:
Address: 2000 Midlantic Drive,	Suite 100 Town & State: Moun	t Laurel, NJ
Email: tkernan@maserconsulti	ng.com Z	ip.: 08054
Proposed Use (please check all that apply):		
Residential	<u>Commercial</u>	<u>Industrial</u>
Single Family Detached	Retail	Maintenance/ Repair Shop
O Town Homes	Office	◯ Flex Space
Ouplex	Restaurant/ Food Establishment	Storage/ Warehouse
○ Apartments	O Hospitality/ Hotel Space	O Distribution Center
O Condominiums	Medical Use	
Medical Care Residential	Sports or Entertainment	Other:
Project Description & Statistics:		
Short Description of Project: Appl	licant proposes to remodel the existin	g building for use as a women's
healthcare building and constru	uct various parking lot improvements	
		+
Increase in Impervious Coverage?		ase: <u>1.78% decrease</u>
Total Amount of Land Disturbed: _	.56 acres	
Total Gross SF of all Buildings/ Development: 3,470 sf		
Total New Residential Units: N/A		
Total New Jobs Created: approximately 3-5		

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Subdivision Description (if applicable):		
Does this application include a lot consolidation? YES	5 / 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: Cooper Health System	n n	
Signature of Applicant: Date: 4/2/2/		
Laura D'Allesandro, Esquire/Attorney for Applicant		
Agent Completing Application: Laura D'Allesandro, Esquire		
Signature of Agent: Allow Date: 4/21/21		
For County Use:	Stamp Date Received Below	
Classification of Application:	Entra Maria Con	

Fees Included with Application: YES / NO

County Plan Number: _



APR 2 3 2021

Camden County

Land Development and Review

CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Company/ Organization information		
Name of Company/Organization: Cooper Health System		
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		
See attached Corporate Disclosure		
I certify that the above information is true and correct to the best of my knowledge: X Signature of Owner & Title Land Devantement and County Land Devanteme		
Signature of Owner & Title Date		

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OWNERSHIP DISCLOSURE STATEMENT

COOPER HEALTH SYSTEM 1 COOPER PLAZA CAMDEN, NEW JERSEY 08103

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	*Cooper Health System is a non-profit corporation which has no stock or shareholders.	
2		
3		
4		
5	7	
6		RECEIVED
7		A777 2 3 2021
8		Camden County Land Development and Review

*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.

Sworn and subscribed before me this 445 day of March, 2021

Name:

Kevin O'Dowd

Title:

Co-President/Chief Executive Officer

Notar Michele Nuccio
Notary Public of New Jersey
My Commission Expires July 16, 2024

SP-16-1-21