

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
Alexis M. Williams – Chairwoman
Matthew Marrone – Vice Chairman
Thomas Schina – Secretary
Joseph Pillo
Ryan Doran
Kevin Becica – County Engineer

August 24, 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. Minutes from last meeting
5. Public Comments on non-agenda items
6. Review of Projects for Board Action:

A. Proposed Senior Living Redevelopment SP-32-1-21 Stratford
Redevelopment of the Stratford Classical Christian Academy

7. Chairperson'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
County Public Works Complex, Lindenwold
6:00 PM
July 27, 2021**

The meeting was convened at 6:00 PM by Mrs. Williams.
Mrs. Williams announced that the meeting was being held virtually.

Meeting opened with the Flag Salute and pledge of allegiance

Mr. Matthew Marrone (Vice Chair), Mr. Ryan Doran, Mr. Joseph Pillo, and Mr. William England, Assistant County Engineer were all present.

Planning Board Solicitor: Ms. Ilene Lampitt, Esq.

Staff: Mr. Andrew Levecchia PP/AICP was present.

MINUTES

A motion was made to approve the minutes of June 2021 meeting by Mr. Pillo and seconded by Mr. Marrone. All present voted in favor of the motion.

Review of Projects for Board Action

1. Multi-Family Residential Apartments

SP-8-10-21

Camden

Stuart Platt, ESQ and Teal Jefferies PE, were present representing the applicant. Thomas Bingham applicant's representative was present as well.

The applicant is seeking approval for the conversion of an existing school building into affordable housing consisting of 14 apartments, landscaping, and parking lot upgrades. Access to the site from County Route 630 is being reduced from two driveways to one driveway and the applicant will make reuse of the existing remaining driveway.

The applicant confirmed that the tenant agreement will include a requirement for moving trucks to stage on Alabama Ave. (local road) and not Collings Rd.

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

2. Founders Grove

SP-15-2-21

Gloucester Twp.

John Wade, Esq. Norman Rogers PE, Mike Brown, PE PTOE, Addison Bradley, and Steve Cray were all present representing the applicant.

The applicant seeks approval to construct a mixed-use residential catering and event facility and to renovate a carriage house and barn for ceremonies and small gatherings. Site improvements include the construction of a new driveway, driveway apron and 69 parking spaces. Application includes extensive signing, pavement marking and other roadway improvements to Evesham Road (CR 544) including the addition of opposing, dedicated left turn lanes along CR 544 at the site driveway and Wilson Road.

**** Applicant Please note – The portion of Evesham Rd that this project is proposed is currently under design to be reconstructed by Camden County Department of Public Works and will go to construction in the Spring/Summer of 2022. The applicant shall coordinate improvement with the County. Upon completion of the County construction project there will be a 7-year roadway opening moratorium.*

It is noted that this application was approved with the condition of line striping using Epoxy Resin versus thermoplastic and the condition of roadway restoration being limited to the Detail 18A in the Camden County Development regulations, only if the applicant applies to the Camden County Permits Division for a Roadway Permit to install the curb and line striping before the County goes to construction of the scheduled roadway project for Spring/Summer 2022. If the applicant does not meet the time frame of these condition, then they will be subjected to Roadway Moratorium Restoration and milling and overlaying the road from the new curb line to the center line.

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.

3. Cooper Health System

SP-16-1-21

Haddonfield

Damien DelDuca, Esq., Tim Kernan PE, Dennis Dougherty, PE and Kristine Dwyer Owners Rep., were all present representing the applicant.

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.

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

4. Deluxe Italian Bakery

SP-30-2-21

Runnemede

David Thatcher, Esq., David Kreck, PE, and Dominic Racobaldo were all present representing the applicant.

The applicant is seeking approval to construct a 3,353+/- SF building addition with parking lot and access reconfiguration.

The application was approved with waivers from items 6, 9, 10 and 11 as outlined under Site Plan section of the Engineer Report issued by Camden County Planning Board.

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

PUBLIC COMMENTS

No public comments.

CHAIRPERSON'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 for August 24th, 2021, and it is expected to be virtual.

NEW BUSINESS

None

OLD BUSINESS

None

ADJOURNMENT

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

Respectfully Submitted,
Andrew Levecchia PP/AICP
County Planner

CAMDEN COUNTY PLANNING BOARD Land Development Review				Review List for Meeting
				August 24, 2021
Applications for Approval				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Proposed Senior Living Redevelopment	SP-32-1-21	Stratford	Redevelopment of the Stratford Classical Christian Academy

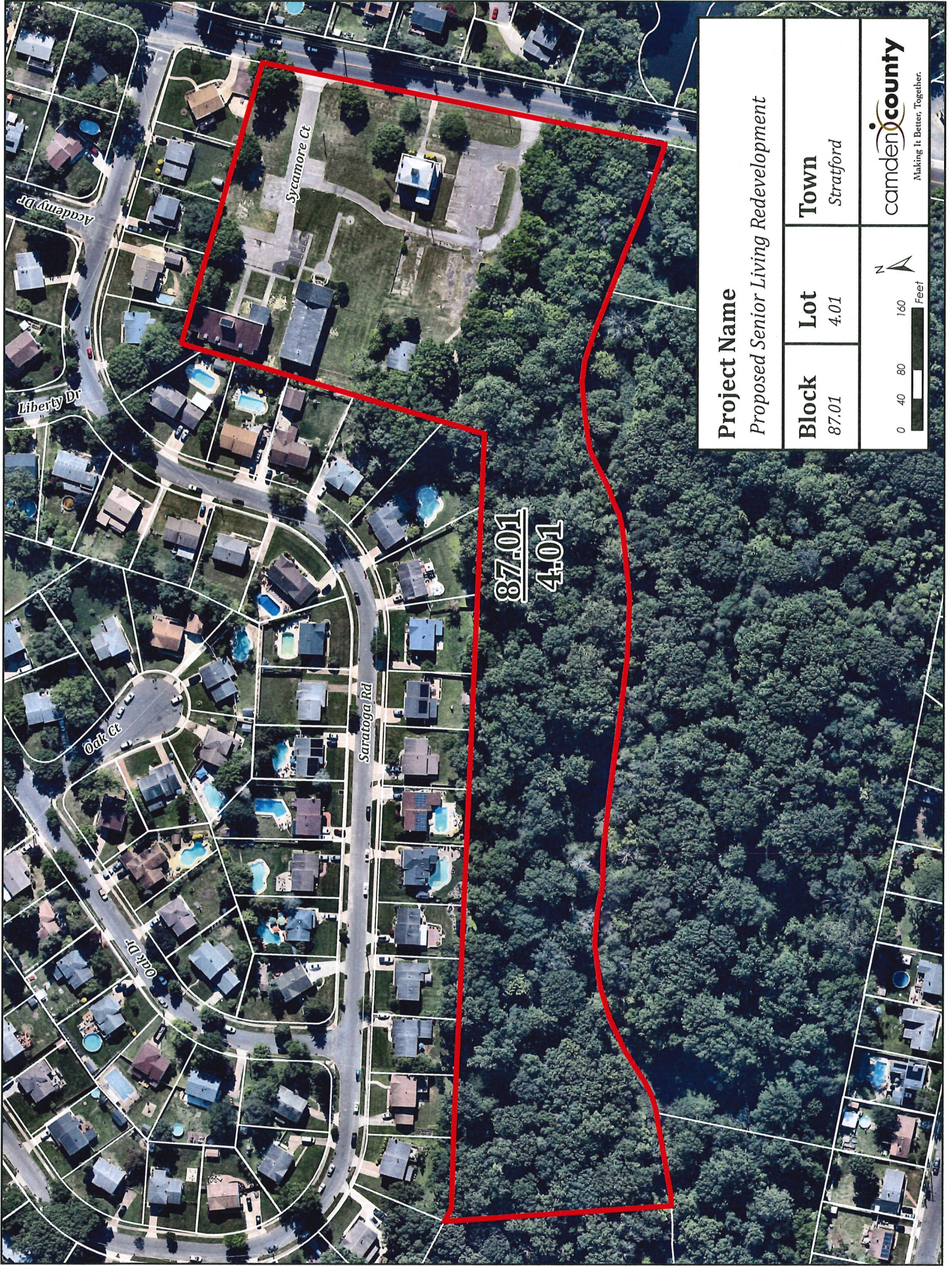
STAFF REPORT MEETING OF:	RE:	Proposed Senior Living Redevelopment
	Plan:	SP-32-1-21
	Municipality:	Stratford
	Applicant:	ICP Stratford GP, LLC
	Abuts County Route:	Laurel Road Cr. 673

This application is for a proposed five (5) story (42,388 sf footprint), 191 bed senior living facility at the location of the existing (vacant and unoccupied since 2015) Stratford Classical Christian Academy located on the westerly side of Laurel Road south of Saratoga Road in the Borough's "O" Office District. The site is an approximately 11.2-acre parcel containing four (4) existing structures, associated parking and other site improvements.

One of the existing structures located on the site is a historic building known as the Ephraim and Sarah Tomlinson Mansion that was constructed in 1844. The applicant proposes to demolish all existing site features and construct the proposed five (5) story senior living facility as well as 101 associated parking spaces. It shall be noted that the Tomlinson Mansion is on the National Registry of Historic Places as well as the State Registry of Historic Places.

The Ephraim and Sarah Tomlinson Mansion was added to the National Register of Historic Places (NR) on April 8, 2019 (Reference No. SG100003592) and to the New Jersey Register of Historic Places (SR) on February 19, 2019 (Reference No. 10#5508). The application shall provide testimony in regard to these historic designations.

*187 units includes:
100 independent living units,
35 assisted living units,
52 assisted living units for memory care, and
a total of 191 beds*



Project Name

Proposed Senior Living Redevelopment

Block

87.01

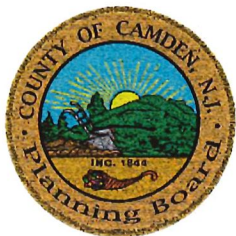
Lot

4.01

Town

Stratford





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

**COUNTY PLAN:
SP-32-1-21**

Proposed Senior Living Redevelopment

PROJECT NAME

Stratford Borough

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: 15

PRELIMINARY PLAN

BLOCK: 87.01

OTHER

LOT (s): 4.01

NAME: ICP Stratford GP, LLC

ADDRESS: 1800 E. State St., Ste 126

CITY: Hamilton **STATE:** NJ **ZIP:** 08609

SITE ABUTS COUNTY HIGHWAY: Laurel Road CR 673

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

GENERAL

This application is for a proposed five (5) story (42,388 sf footprint), 191 bed senior living facility at the location of the existing (vacant and unoccupied since 2015) Stratford Classical Christian Academy located on the westerly side of Laurel Road south of Saratoga Road in the Borough's "O" Office District. The site is an approximately 11.2-acre parcel containing four (4) existing structures, associated parking and other site improvements.

One of the existing structures located on the site is a historic building known as the Ephraim and Sarah Tomlinson Mansion that was constructed in 1844. The applicant proposes to demolish all existing site features and construct the proposed five (5) story senior living facility as well as 101 associated parking spaces. It shall be noted that the Tomlinson Mansion is on the National Registry of Historic Places as well as the State Registry of Historic Places.

The Ephraim and Sarah Tomlinson Mansion was added to the National Register of Historic Places (NR) on April 8, 2019 (Reference No. SG100003592) and to the New Jersey Register of Historic Places (SR) on February 19, 2019 (Reference No. 10#5508). The application shall provide testimony in regard to these historic designations.

The following documents have been reviewed:

1. Camden County Planning Board Application.
2. Review of the Borough of Stratford Joint Land Use Board Application, prepared by Bach Associates, PC; dated May 17, 2021.
3. Traffic and Parking Assessment, prepared by Shropshire Associates, LLC; dated May 19, 2020.
4. Site plan entitled "Preliminary Site Plan for ICP Stratford GP, LLC, Proposed Site Redevelopment, Block 87.01, Lots 4.01 and 6.03, Plate 15", prepared by Landcore Engineering Consultants, P.C.; dated February 25, 2021.
5. Stormwater Management Report for "Proposed Development Block 87.01, Lots 4.01 and 6.03, 710 West Laurel Road", prepared by Landcore Engineering Consultants, P.C.; dated February 25, 2021.
6. Stormwater Operation and Maintenance Manual for "Block 87.01, Lots 4.01 and 6.03, 710 West Laurel Road", prepared by Landcore Engineering Consultants, P.C.; dated February 25, 2021.
7. Land Title Survey for "710 Laurel Road, Lot: 4.01 Block: 87.01 Plate:15", prepared by JTS Engineers and Land Surveyors, Inc., dated July 24, 2020.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Laurel Road (CR 673) has a proposed right-of-way of 66 feet, with an existing right-of-way of 49.5 feet. The applicant is required to provide additional right-of-way of 8.25 feet through a roadway easement to widen Laurel Road right-of-way from the centerline along the applicant's frontage. The following is noted:
 - a. The site plan should be revised to indicate the roadway easement dedicated to Camden County.
 - b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
 - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.

TRAFFIC

1. Our office concurs that the traffic resulting from the proposed re-development will have

minimal impact on the adjacent County roadway.

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. 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.
3. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

3.3.1 Access Location, Access Spacing, Access Restrictions, and Intersection Design

3.3.1.10 Access Geometry and Driveway Intersection Design

3.3.1.10.E Driveway and Apron Material (**Plan Does Not Conform**)

Driveways at a county road shall be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25' from the edge of pavement of the county road including a 4' width of sidewalk. The proposed driveways shall be revised to meet this requirement.

STORMWATER MANAGEMENT NJAC 7:8

4. 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. A stormwater management basin has been provided that does meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge
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.

DETAILS

6. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
7. 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.
8. 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.

9. The ADA curb ramps in the Camden County right-of-way must meet the standards of the Proposed Accessibility Guidelines for pedestrian Facilities in the Public Right-of-way dated July 26, 2011.
10. A detail should be provided for County roadway trench restoration for work adjacent to the curb. The pavement restoration should be 6" of dense grades aggregate base course, 6" of HMA 19M64 base course, 2" 12.5M64 surface course.
11. 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
 6. Standard Concrete Driveway and Concrete Apron
 9. Standard Driveway Treatment: Apron and Flare (Plan View)
 - 18A. Typical Roadway Restoration for Curb Installation

ADMINISTRATIVE

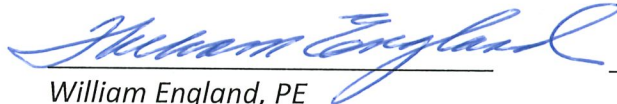
12. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
13. All Camden County Planning Board Approvals are contingent upon 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.
14. 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.
15. 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.
16. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
17. 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.

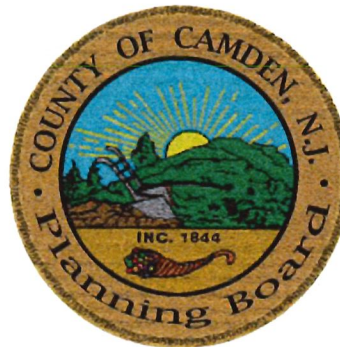
18. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities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

OUTSIDE AGENCY APPROVALS

21. Applicant is responsible for all environmental permits required.


William England, PE
Assistant County Engineer


DATE



Cc: Applicant: me@beintegrity.com
Applicant Attorney: Damien DelDuca dod@delducalewis.com
Applicant Engineer: Alex Tweedie atweedie@landcoreconsulting.com
Municipal Planning Board Secretary: Sharon McCart sharonmccart@stratfordnj.org
Municipal Review Engineer: Steven Bach sbach@bachdesigngroup.com

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

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

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

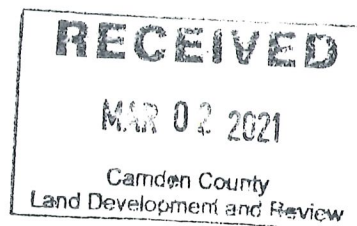
Project Name: Proposed Senior Living Redevelopment

Project Address (if applicable) & Municipality: 710 Laurel Road Stratford Borough

Abuts County Road: Laurel Road County Route No.: 673

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): 15

Block(s): 87.01

Lot(s): 4.01

Existing Zoning: 0

Variance(s) Required: Use, Bldg Height
Parking Stall/Aisle Dims
& Parking location in
front of Building

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.

5P-32-1-21

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: ICP Stratford GP, LLC Phone: 856-542-2478 Fax: _____
 Address: 1800 E. State St, Ste 126 Town & State: Hamilton, NJ
 Email: me@beintegrity.com Zip: 08609

 Attorney: Damien O. Del Duca, Esq Phone: 856-427-4200 Fax: 856-427-4241
 Address: 21 E. Euclid Ave, Ste 100 Town & State: Haddonfield, NJ
 Email: dod@delducalewis.com Zip: 08033

 Engineer: LANDCORE Eng. Consultant Phone: 215-836-2510 Fax: _____
 Address: PO Box 37635 #56287 Town & State: Philadelphia, PA
 Email: atweedie@landcoreconsulting.com Zip: 19101-0635

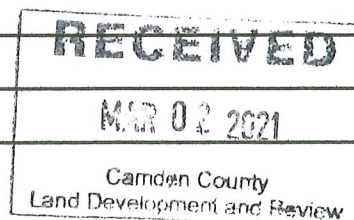
Proposed Use (please check all that apply):

Residential	Commercial	Industrial
<input type="radio"/> Single Family Detached	<input type="radio"/> Retail	<input type="radio"/> Maintenance/ Repair Shop
<input type="radio"/> Town Homes	<input type="radio"/> Office	<input type="radio"/> Flex Space
<input type="radio"/> Duplex	<input 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 checked="" type="radio"/> Medical Care Residential	<input type="radio"/> Sports or Entertainment	<input type="radio"/> Other: _____

Project Description & Statistics:

Short Description of Project: 5 Story, 191 Bed Independent Living, Assisted Living & Memory Care Unit Senior Care Facility with associated parking, access landscape, lighting, and stormwater management facilities.

Increase in Impervious Coverage?: (YES) / NO Total Increase or Decrease: 67,009 SF
 Total Amount of Land Disturbed: 3.75 Ac
 Total Gross SF of all Buildings/ Development: 175,232 SF
 Total New Residential Units: 187 Units
 Total New Jobs Created: _____



SP-32-1-21

CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO ✓

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

Size of Existing Lot(s): _____

Portion to be Subdivided: _____

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

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: ICP / STRATFORD GP LLC

Signature of Applicant: [Signature] Date: 2-25-2021

Agent Completing Application: D. Alexander Tweedie, PE LANDCORE Eng. Consultants

Signature of Agent: [Signature] Date: 2/25/2021

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-32-1-21

Stamp Date Received Below

RECEIVED

MAR 02 2021

Camden County
Land Development and Review

CAMDEN COUNTY PLANNING BOARD APPLICATION

AFFIDAVIT OF OWNERSHIP

Page - 4



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: ICP Stratford GP, LLC

Is the Company a Corporation? YES / NO

If yes, what State is the Corporation incorporated in? DELAWARE

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
MARK EIBENBOGEN	21 UNION STREET, ROSINVILLE NJ	MEMBER
RS DOURNEL	725 HAMSTEAD RD - CHESTER VT 05143	CEO
MATT FISTOWICH	550 W. B STREET 4 TH FLOOR - SAN DIEGO, CA	MEMBER
CLIFTON ERWIN	11 11 11 11 11	MANAGING MEMBER
ANTHONY SANTORA	152 GARRETT RD., WINTER DARY PA	MEMBER
WILLIAM SANTORA	11 11 11 11 11	MEMBER
RICHARD GEMERSON	300 MASSACHUSETTS AVE, WASHINGTON - DC 20002	MANAGING MEMBER

RECEIVED

MAR 02 2021

Camden County
Land Development and Review

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

X [Signature] MEMBER
Signature of Owner & Title

2-25-2021
Date

X _____
Signature of Owner & Title

Date

SP-32-1-21